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COMMUNITY LIVING BY-LAW

BRIAR ROSE CO-OPERATIVE HOMES INC.

BY-LAW NO. 14

COMMUNITY LIVING BY-LAW

Passed by the Board of Directors on the 26th day of June, 1995.

Confirmed by the Members on the 12th day of September, 1995.

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1. SAFETY

Article 1: Safety

- 1.01 The member shall at all times exercise care for the safety of others.
- 1.02 Flammable liquids in quantities greater than one gallon may not be stored in the member's house.
- 1.03 Combustible materials may not be accumulated and stored in such a way as to create a fire hazard.
- 1.04 It is the member's responsibility to keep the exterior of the member's unit free from litter, debris or obstacles which may create a hazard, and to remove ice from the exterior exit.
- 1.05 It is the member's responsibility to test smoke alarms regularly and report any malfunction to the Co-op.
- 1.06 Barbecues or Hibachis on Balconies will not be permitted. Barbecues must be set at least 10 feet away from any building or structure (i.e. no barbecuing on or below balconies).

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2. NUISANCE

Article 2: Nuisance (See also Bylaw 13 Sec. 5.2)

- 2.01** Members will refrain from creating, or allowing their visitors to create, unnecessary noise at all times, but particularly between 11 p.m. weeknights, 12 midnight weekends, and 7 a.m.
- 2.02** It is the responsibility of members to exercise control over the activities of their children in respect to the rights of neighbours.

3. **SANITATION**

Article 3: Sanitation

- 3.01 Members are expected to keep the interior of their home reasonably clean and tidy.
- 3.02 It is recognized that pest infestation can occur even in well-kept homes. Where such infestation occurs, members shall take at their own expense, such remedial measures as may be necessary.
- 3.03 In the event of a serious bug problem in any unit, the Co-op will have the right to order extermination services carried out in any or all units where necessary. Residents must co-operate in preparing their units.
- 3.04 Garbage shall be securely tied in plastic bags or cardboard cartons and kept in the storage area.

4. PARKING

Article 4: Parking

- 4.01 Each household is entitled to one assigned parking space.
- 4.02 Visitor parking is provided in designated areas. Residents should not park in these areas.
- 4.03 Parking will not be permitted in the fire-lane.
- 4.04 Unlicensed vehicles or derelict vehicles or inoperable vehicles may not be stored or parked within the Co-op.
- 4.05 Cars leaking oil or other fluids may not be parked within the Co-op. Mechanical work which may involve spillage of such fluids should not be performed within the Co-op.
- 4.06 Vehicles may not be parked in such a way as to block or impede passage of other vehicles or to deny access of a member to his/her assigned space.
- 4.07 During winter months vehicles which are impeding snow removal on the internal roadway may be towed away on short notice, at the owner's expense.
- 4.08 Improperly parked vehicles, derelict or unlicensed vehicles may be towed away at the owner's expense on the order of a Board member or staff if, after reasonable effort, the owner cannot be reached, or if reached, refuses to remove the vehicles.

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5. USE OF COMMON AREAS AND OUTDOOR SPACE

Article 5: Use of Common Areas and Outdoor Space

- 5.01 Yards may not be used for the storing of unwanted furniture, garbage or other items.
- 5.02 Residents may not remove or damage plants, shrubbery or trees on the Co-op property.
- 5.03 Parents are responsible for their children's conduct and safety in all common areas.
- 5.04 All Co-op residents are encouraged to pick up litter wherever and whenever they find it. Please keep our Co-op clean.
- 5.05 All hallways, stairwells and other common areas must be kept clear and must not be used for storage.
- 5.06 Snow removal shall be the responsibility of each Co-op scattered unit in accordance with the City Bylaws. Snow removal at the buildings shall be the responsibility of the Maintenance Committee and/or Landscaping Subcommittee.

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6. PET POLICY

Article 6: Pet Policy

- 6.01** Pet owners in scattered units are subject to all City Bylaws regarding pets.
- 6.02** Only indoor animals or small, caged animals are permitted in the McCabe and Southworth buildings. Cats must be litter-box trained. One dog per family per unit weighing less than 35 pounds will be allowed. Owners are responsible for clean up and or damages caused by their animals.
- 6.03** No exotic pets or farm animals will be permitted anywhere within the Co-op.
- 6.04** That there be no more than 2 cats per apartment at McCabe and Southworth buildings.