

FIFE ROAD CO-OPERATIVE HOMES INC.

MISCELLANEOUS POLICY

Approved by the Board of Directors **December 8, 2016**

Presented to the Membership on **January 25, 2017**

FIFE ROAD CO-OPERATIVE HOMES, INC. MISCELLANEOUS POLICY

1. INTRODUCTION

It is expected and encouraged that members will be responsible community members. The following items are either not addressed in detail in the Bylaws or are in addition to the Bylaws. As a Policy, members shall comply with these items as with all Bylaws and Policies.

2. SAFETY

- a) The member shall, at all times, exercise care for the safety of others
- b) Members shall not store large quantities of gasoline, oil, paint or other highly flammable or dangerous materials in their units. Propane is not to be stored within ten (10) feet of any building or structure. Residents shall not permit anything to be done in their premises which will significantly increase the risk of fire (e.g hoarding)
- c) Smoke detectors must not be disconnected or painted. It is the members responsibility to test smoke alarms regularly and report any malfunction to the Co-op
- d) Common walkways shall be kept free of obstruction (e.g. children's toys)
- e) Lobbies shall be kept free of obstruction (e.g. shoes, boots, furniture, bicycles) so as not to impede the entry of emergency persons.

3. NOISE

- a) Unnecessary and unreasonable noise that is disruptive to neighbours will not be permitted at any time in accordance with the City of Guelph Bylaw
- b) It is the responsibility of members to exercise control over the activities of their children and pets in respect to the rights of neighbours quiet privacy

4. SANITATION

- a) Pest infestation shall be reported to the Co-op as soon as possible so that any necessary remedial measures can be taken.
- b) Garbage must be sorted in accordance with the City of Guelph Bylaws and placed in the appropriate bins. Furniture and other heavy items must be disposed of by the

member. If this does not occur the member shall cover the expense of the Co-op removing the heavy items for them.

5. COMMON AREAS/BALCONIES/PATIOS/YARDS

- a) Members shall not allow garbage to accumulate in the common area or the yard or on any balcony or patio associated with their unit. Garbage shall be disposed of in accordance with 4 (b) Sanitation of this Policy
- b) Members shall not allow any discarded household furniture, appliances or automotive parts/trim to be placed in the yard or on any community area or balcony or patio associated with their unit. They must be disposed of in accordance with 4 (b) of this Policy
- c) Members shall not permit the storage of items in the common area or yard or patio associated with their unit in violation of current legislation and that limits the use of established fire escape routes
- d) Barbequing of any kind on any balcony is strictly prohibited in accordance with the City of Guelph Fire Bylaws
- e) No open-pit barbeques shall be constructed or used anywhere on Co-op property in accordance with the City of Guelph Fire Bylaws
- f) Members shall not permit any items to flow roll, fall, blow off or to be thrown from their balconies

6. PETS

- a) The ownership of a household pet is a privilege not a right and this privilege, once given, may be withdrawn by a vote of the Board of Directors
- b) Pet owners must not encourage or permit their pets to create a nuisance or noise inside or outside their residence that will cause a disturbance to any other member
- c) No more than two large animals (e.g. dogs and/or cats) will be allowed in a unit. This does not include pets such as birds, fish, hamsters, etc. All pets must be registered with the Co-op office in case of fire
- d) Subject to appeal to the Board of Directors all pets must be spayed or neutered
- e) Members shall not permit their pets to occupy the yard or patio space associated with their unit unsupervised unless the pet is contained in an animal kennel (cage),

tethered within the perimeter of the yard or patio space, or is fully contained within the yard or patio space by a fence restricting their movement into common areas of Co-op property or neighbouring yard or patio space

- f) Members shall not allow their pets to urinate or defecate on any balcony associated with their unit. Members shall not permit their pets to occupy the balcony spaces associated with their unit unsupervised unless the pet is contained in an animal kennel (cage)
- g) Pet owners are expected to clean up after their pets immediately after any mess is created in accordance with the City of Guelph Bylaws
- h) Pet feces will not be allowed to accumulate inside yards or patios so as to create a health hazard or nuisance to members or children
- i) All pets must be under control and dogs must be leashed while on Co-op property in accordance with the City of Guelph Bylaws
- j) Animal Control will be called in to deal with stray dogs and cats found wandering on the loose or creating unnecessary noise (excessive barking, etc.)

7. VANDALISM

- a) Any act of vandalism, theft or malicious mischief perpetrated by a member or any resident of her/his household or any of her/his guests, against the Co-op or other residents may be grounds for immediate termination of the member's Occupancy Agreement and Membership, as well as prosecution

8. COMMON UTILITIES

- a) Members shall not be permitted to use the common Co-op hydro and gas utility services at 186 and 190 Fife Road for personal use without the prior written permission of the Board of Directors. Examples of personal use include, but are not limited to, powering electrical equipment and/or appliances for personal use, plugging in block heaters and the use of the interior space and amenities of the Maintenance Shed at 186 Fife Road for repairs to member vehicles and property
- b) Members shall be permitted to use the common Co-op water services located at 186 and 190 Fife Road for reasonable personal use without the prior written permission of the Board of Directors, unless water use has otherwise been restricted by the City of Guelph. Examples of reasonable use include, but are not limited to, the filling of children's wading pools, the running of garden hoses and sprinklers for member-supervised children's play and washing member vehicles. Members shall not be

permitted to allow the use of the common Co-op water services for the washing of non-member vehicles.

9. COMPLAINTS AND CONSEQUENCES

- a) All complaints must be provided, in writing, to the Board of Directors. In cases where City of Guelph Bylaws are being violated, members are encouraged to call the Bylaw Office.

- b) Any violation of these policies may result in an eviction process through the tribunal.