

FIFE ROAD CO-OPERATIVE HOMES INC.

# **MISCELLANEOUS POLICY**

Approved by the Board of Directors May 30, 2024  
Confirmed by Members July 4, 2024

# **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 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 unit's propane tanks cannot be stored inside of a building. Barbecuing must not be done within ten (10) feet of any structure and away from windows, in accordance with the City of Guelph Fire Prevention Bylaw. Residents shall not permit anything to be done in their premises which will significantly increase the risk of fire (e.g. hoarding)
- c) The use of BB guns, pellet guns, paint guns, throwing knives, throwing axes or any similar type of missile, for target practice or any other reason, is strictly prohibited on co-op property.
- d) 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. Households who remove any smoke detectors will be subject to all fines or damages associated with the removal of them.
- e) Common walkways shall be kept free of obstruction (e.g. children toys)
- f) Lobbies/vestibules shall be kept free of obstruction (e.g. shoes, boots, furniture, bicycles) so as not to impede the entry of emergency personnel (EMS) Items left in lobbies/vestibules will be disposed of after a warning. Members must receive permission to have any decorative items in the lobbies/vestibules.

### **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 24 hr By-Law Enforcement
- b) It is the responsibility of members to exercise control over the activities of their children and pets in respect to the rights of neighbors' 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. Members will receive a charge back for all missed treatment appointments made by the co-op.
- 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 all/any items for them

#### **5. COMMON AREAS/BALCONIES/PATIOS/YARDS**

- a) Members shall not allow garbage to accumulate in the common area or 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 the 4(b) of this policy
- c) Members shall not permit the storage of items in the common area or yard or patio or balcony associated with their unit in violation of current legislation and that limits the use of established fire escape routes.
- d) Propane & charcoal Barbecuing 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
- g) Balconies/Patios cannot be enclosed in any way in accordance to the City of Guelph Fire Regulation Bylaws
- h) Cigarette butts are not to be thrown over the balcony or dropped in common areas. They must be kept within the household or put into the community ashtrays. Cigarette butts in ground level units must be placed in an outside ashtray or disposed of in the unit (Refer to Smoking Policy).

#### **6. PETS**

- a) 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
- b) Dogs and cats must be registered with the Co-op office in case of fire. During Annual Inspection, if pet(s) have damaged the unit, the

member will be responsible for proper repairs at their own expense. The Board of Directors may ask the member to remove the pet(s) if they continue to damage Co-op property.

- c) Members shall not permit their pets to occupy the yard or patio space associated with their unit unsupervised
- d) No intentional breeding is allowed
- e) 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
- f) Pet owners are expected to clean up after their pets immediately in accordance with the City of Guelph Bylaws. If the co-op incurs costs for removing the feces, the Member will be charged back these costs
- g) 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. Charges may be incurred for non-compliance
- h) All pets must be under control and dogs must be leashed while on Co-op property in accordance with the City of Guelph Bylaws
- i) 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. If damages are incurred, the Member will be charged back the costs of repairs

## **8. COMMON UTILITIES**

- a) Members shall not be permitted to use the common Co-op hydro and gas utility services at 186 and/or 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
- b) Members shall be permitted to use the common Co-op water services located at 186 and/or 190 Fife Road for reasonable personal use without the prior written permission of the Board of Directors, unless water use had 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 use the common Co-op water

services for the washing of non-member vehicles.

- c) Use of outdoor water is limited to a maximum of 30 minutes usage for watering, sprinklers and washing of a vehicle. Children's wading pools must be always supervised by an adult while it contains water and it at the liability of the member and must be returned to the members unit once it is emptied.

## **9. COMPLIANCE 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 By-Law Office and/or the police
- b) Any violation of these policies will result in chargeback's and may result in an eviction process through the tribunal.