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SAFETY, NUISANCE, SANITATION, PARKING, COMMON AREAS, PET BY-LAW

ARBOUR VILLAGE CO-OPERATIVE HOMES INC.

BY-LAW NO. 7

SAFETY, NUISANCE, SANITATION, PARKING,
COMMON AREAS, PET BY-LAW

Passed by the Board of Directors on the 21st day of January, 1987.

Confirmed by the Members on the 21st day of January, 1987.

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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 his/her house, and common hallways, and stairways free from litter, debris or obstacles which may create a hazard, and to remove ice from his sidewalk, steps and driveway.
- 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. Current local Fire regulations state that 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

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.

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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 floor, the Co-op will have the right to order extermination services carried out in the whole floor. 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.

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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** Backyards 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, including the "tot lot".
- 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.

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PET POLICY

* Article 6: Pet Policy

6.01 No cats allowed. No dogs allowed. No exotic pets allowed. Animals known to be noisy may not be kept. One or two small caged animals (e.g. hamster, bird) may be kept.

6.02 Pets must be identified and registered with the Co-ordinator. The Co-op retains the right to determine suitability of a pet for the particular unit, and for acceptability in the Co-op in general. This determination will be made by the Board or their delegate.

6.03 Owners are subject to all city By-Laws regarding pets.

6.04 Any member complaining of infringement of these regulations will be expected to try to settle the matter in a co-operative manner with the owner in question who will be expected to deal with the complainant in a similar manner. If the problem is not resolved, a complaining member will be expected to put the complaint in writing to the office. Several complaints relating to the same incident will be treated as one complaint.

6.05
Action on Complaint Co-op members whose pets have caused another member to complain will be notified verbally by the Co-ordinator (or authorized representative of the Co-op). A second occurrence will result in written notification; while a third occurrence will result in the pet owner in question being called to a meeting of the Board for resolution of the problem (re: possible fines, etc.)

* Replaced with By-law No. 17

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SAFETY, NUISANCE, SANITATION, PARKING, COMMON AREAS, PET BY-LAW

CERTIFIED to be a true copy of By-law No. 7 of Arbour Village Co-operative Homes Inc., passed by the board of directors at a meeting held on the 21st day of January, 1987 and confirmed by a two-thirds vote at a meeting of members held on the 21st day of January, 1987.

Alan Godin
President

c/s

Drew Semple
Secretary

November 9/1993
Date

Frank Scott
President

c/s

November 9, 1993
Date

Kelly M. Derksikowan
Secretary

BY-LAW #7

THE SAFETY, NUISANCE, SANITATION, PARKING, COMMON AREAS, PET BY-LAW

ARTICLE 1: Safety

1. The member shall at all times exercise care for the safety of others.
2. Flammable liquids in quantities greater than one gallon may not be stored in the member's house.
3. Combustible materials may not be accumulated and stored in such a way as to create a fire hazard.
4. It is the member's responsibility to keep the exterior of his/her house, and common hallways and stairways, free from litter, debris or obstacles which may create a hazard, and to remove ice from his sidewalk, steps and driveway.
5. It is the member's responsibility to test smoke alarms regularly and report any malfunction to the Coop.
6. Barbeque or Hibachis on Balconies will not be permitted. Current local fire regulations state that Barbeques must be set at least 10 feet away from any building or structure (i.e. no barbequing on or below balconies).

ARTICLE II: Nuisance

1. 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. It is the responsibility of members to exercise control over the activities of their children in respect to the rights of neighbours.

ARTICLE III: Sanitation

1. Members are expected to keep the interior of their home reasonably clean and tidy.
2. 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. In the event of a serious bug problem in any block, the Coop will have the right to order extermination services carried out in the whole block. Residents must cooperate in preparing their units.
4. Garbage shall be securely tied in plastic bags or cardboard cartons, and kept in the storage area.

ARTICLE VI: Pet Policy

1. No cats allowed. No dogs allowed. No exotic pets allowed. Animals known to be noisy may not be kept. One or two small caged animals (e.g. hamster, bird) may be kept.
2. Pets must be identified and registered with the Co-ordinator. The Co-op retains the right to determine suitability of a pet for the particular unit, and for acceptability in the Co-op in general. This determination will be made by the Board or their delegate.
3. Owners are subject to all city By-Laws regarding pets.
4. Any member complaining of infringement of these regulations will be expected to try to settle the matter in a co-operative manner with the owner in question who will be expected to deal with the complainant in a similar manner. If the problem is not resolved, a complaining member will be expected to put the complaint in writing to the office. Several complaints relating to the same incident will be treated as one complaint.
5. Action on complaint:
Co-op members whose pets have caused another member to complain will be notified verbally by the Co-ordinator (or authorized representative of the Co-op). A second occurrence will result in written notification; while a third occurrence will result in the pet owner in question being called to a meeting of the Board for resolution of the problem (re: possible fine, etc.)

Passed by BOARD OF DIRECTORS - January 21, 1987

Confirmed by GENERAL MEMBERS - January 21, 1987

Arbour Village Co-operative Homes Inc.

BY-LAW No.13

**HAS BEEN
REPLACED WITH**

BY-LAW No.31

ARBOUR VILLAGE CO-OPERATIVE HOMES INC.

By-law No. 13

A By-law which contains the rights and obligations of the
ARBOUR VILLAGE CO-OPERATIVE HOMES INC. and its members.

Passed by the Board of Directors on the 22 day of
January, 1992.

Confirmed by the Members on the 26 day of
February, 1992.

Replaced with By-law no. 16

ARBOUR VILLAGE CO-OPERATIVE HOMES INC.

PROPOSAL BY-LAW 13

A By-Law to amend Article 6 of By-Law 7 "Safety, Nuisance, Sanitation, Parking, Common Areas, Pet By-Law"

BE IT ENACTED that Article 6 be deleted and that the following be substituted therefore:

1. Pets musts be identified and registered with the Co-ordinator. The Co-op retains the right to determine suitability of the pet for the particular unit, and for acceptability in the Co-op in general. This determination will be made by the Board or their delegate.
2. No cats are allowed. No dogs allowed. No exotic pets allowed. Animals known to be noisy may not be kept. One or two small caged animals (e.g. hamster, bird) may be kept.
3. No pet-sitting. Visiting pets are to remain with their owner and are generally not to stay overnight. In exceptional cases when a dog or cat stay overnight the animal must be registered with the Co-ordinator.
4. Owners are subject to all city By-Laws regarding pets.
5. The Humane Society may be called by the Co-ordinator or by any resident member to the Co-op to deal with any stray animals found wandering loose.
6. Noise and disturbance must be kept to a minimum for the consideration of others. Owners are required to restrain their animals in this regard.
7. Pet owners are responsible for any pet-caused damage in units.
8. Any member complaining of infringement of these regulations will be expected to try to settle the matter in a co-operative manner with the owner in question who will be expected to deal with the complainant in a similar manner. If the problem is not resolved, a complaining member will be expected to put the complaint in writing to the Board of Directors. Several complaints relating to the same incident will be treated as one complaint.

- 9. Animals such as seeing-eye dogs are exempt from this By-Law.
- 10. Action on complaint

FIRST VIOLATION:

Written notice, hand-delivered to member (s) and signed by member(s) in violation. Copy of notice will be placed in the member(s) file. 11

SECOND VIOLATION:

Written notice, hand-delivered to member(s) and signed by member(s) in violation. This notice will be accompanied with a fine of \$10.00. Copy of notice and the fine will be placed in the member(s) file. This fine is due and payable the first of the following month. The fine will become part of the member(s) housing charges.

THIRD VIOLATION:

FIRST STEP:

Further violations by the member(s) will be brought to the attention of the Board of Directors.

SECOND STEP:

Written notice will be sent to the member(s) requesting them to appear before the Board of Directors for further discipline.

PASSED by the Board and sealed with the corporate seal of this Co-operative this

22nd day of JANUARY, 1992.

Sue Scott
President

John Borne
Secretary

CONFIRMED by at least two-thirds of the votes cast at the general meeting of members and sealed with the corporate seal of this Co-operative this 26 day of 02 1992.

Sue Scott
President

John Borne
Secretary

BY-LAW NO. 23

A By-Law to Amend the
Safety, Nuisance, Sanitation, Parking, Common Areas, Pet By-law
Being By-law #7

BE IT ENACTED as By-Law #23 of Arbour Village Co-operative Homes Inc. that the Safety, Nuisance, Sanitation, Parking, Common Areas, Pet By-law, being By-law #7 be and the same is hereby amended as follows:

1. **THAT ARTICLE 4. PARKING**

4.01 Each household is entitled to one assigned parking space.

be amended as follows:

4.01 Each household is entitled to one assigned parking space only.

4.02 Visitor parking is provided in designated areas. Residents should not park in these areas.

be amended as follows:

4.02 Visitor parking is provided in designated areas. Residents must not park in these areas.

4.04 Unlicensed vehicles or derelict vehicles, or inoperable vehicles may not be stored or parked within the Co-op.

be amended as follows:

4.04 Unlicensed vehicles, derelict vehicles, inoperable vehicles, trailers or recreational vehicles may not be

stores or parked within the Co-op.

- 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.

be amended as follows:

- 4.08 Improperly parked vehicles, derelict or unlicensed vehicles, inoperable vehicles, trailers or recreational 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.

Passed by the Board and sealed with the Corporate seal of this Co-operative this 10 day of August, 1995.

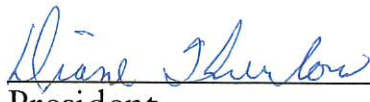


President




Secretary

Confirmed by at least two-thirds of the votes cast at the General Meeting of Members and sealed with the Corporate seal of this Co-operative this 7th day of September, 1995.



President



Secretary

ARBOUR VILLAGE CO-OPERATIVE HOMES INC.

BY-LAW No. 39

A By-law to amend the Safety, Nuisance, Sanitation, Parking, Common Areas
By-law No.7 & 23

BE IT ENACTED as By-law No., that the Safety, Nuisance, Sanitation, Parking, Common
Areas, Pet By Law, be amended as follows:

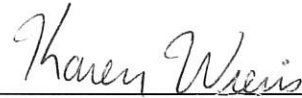
Add: Article 4.09:

Members or their guests will not be permitted at any time, to wash their vehicles on Co-op
property.

Action of Complaint

Breach of this By-Law will result in member having to appear before the board.

CERTIFIED to be a true copy of By-law No 39 of Arbour Village Co-operative Homes Inc.,
passed by the Board of Directors at a meeting held on the **23rd** day of **November, 2016**,
and confirmed by a two-thirds vote at a meeting of members held on the **7th** day of
December, 2016



President

c/s



Secretary