

WILLIAM PUNNETT HOUSING CO-OPERATIVE INC.

BY- LAW NO. 9

Community Living By-Law

Passed by the Board of Directors on December 10th 2013

Confirmed by the Members on

Article 1 Safety

Article 2 Nuisance

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Community Living By-law

Article 1 Safety

- 1.01 The members shall at all times exercise care for the safety of others.
- 1.02 Flammable liquids may not be stored inside the member's unit.
- 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 their unit free from litter, debris or obstacles which may create a hazard, and to remove ice from the exterior exits.
- 1.05 It is the Co-ops responsibility to test smoke alarms and CO2 detectors regularly and report any malfunction to the co-op.
- 1.06 Barbecues or hibachis on balconies will not be permitted. No fuel barbeques allowed in the apartment units other than the ground floor units as recommended by the fire department. Electric barbeques are allowed.
- 1.07 Propane tanks must be stored outside of members units in a safe manor
- 1.08 No open flame structures are permitted

Article 2 Nuisance

- 2.01 Members will refrain from creating or allowing their visitors to create unnecessary noise at all times.
- 2.02 It is the responsibility of members to exercise control over the activities of their children and/or guests in respect to the rights of neighbours.

Article 3 Sanitation

- 3.01 Members are expected to keep the interior of their units reasonably clean and tidy.
- 3.02 It is recognized that pest infestations can occur even in well-kept homes. Where such infestation occurs, members must report it to the office immediately.
- 3.03 In the event of a serious bug problem in any unit, the co-op will have the right to order extermination services. Members must co-operate in preparing their units. If members do not co-operate they will be charged back in full.
- 3.04 All garbage must be in small bags and pushed through the chute. No big green garbage bags or loose garbage. Newspapers must be bundled and tied and placed in outside

recycle bins. No glass may go down the chute. All glass must be placed in recycle bins. Townhouse occupants are responsible for their own garbage disposal.

Article 4 Parking

Because of an ever-increasing flow of traffic through the site, individuals (members and visitors) are expected to cooperate by keeping the use of motor vehicles on site for personal use only. Each person using a vehicle on or near the Co-op must know and abide by the rules and regulations stated herein.

Parking General

Rules and regulations have been put into effect to control the use of our limited parking facilities and to eliminate inconveniences and dangers to members of the community.

- 4.01 Vehicle registration is mandatory. The office is to assist in the cases of theft, fire, vandalism, accidents, and in control of traffic on site. The office may be unable to assist in such cases if a vehicle is not registered. The cost of registration will be set by the Board of Directors.
- 4.02 Parking in the fire route areas of William Punnett Housing C-op, including in front of the townhouses is prohibited.
- 4.03 Unlicensed, unregistered, derelict or inoperable vehicles may not be stored on Co-op property.
- 4.04 Cars leaking oil or other fluids may not be parked on Co-op property. Mechanical work, which may involve spillage of fluids, must not be performed on Co-op property.
- 4.05 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 their designated space.
- 4.06 William Punnett Housing Co-op assumes no responsibility for vehicles parked or operated on Co-op's property, or for articles left in them. The risk remains fully with the operator and/or the owner of the motor vehicle.
- 4.07 Improperly parked vehicles, derelict, unregistered, or unlicensed vehicles will 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. Resident, visitor or guest there of shall not park, place, leave, or permit to be parked placed left upon any portion of the common area or in a parking unit any motor vehicle which in the opinion of the board may pose a safety or security risk or a nuisance either caused by its length of unattended stay, its physical condition, or appearance or its potential damage to the property. Upon 48 hours written notice from the

coordinator the owner of such vehicle as directed by the board in default of which the vehicle may be removed from the property at the expense of the tenant thereof. If a motor vehicle unlicensed by the province is left standing in a visitor parking space or upon the common area or in a parking unit or does not possess a valid parking permit/sticker the vehicle may be towed away without notice and at the tenant's expense.

4.08 Parking is prohibited in the following areas;

In entrance ways, in the traffic circle, in any fire route, in landscaped areas walkways or roadways, and in any other parts of the common areas not designated for parking

Motorbikes and Scooters-General

4.09 Motorcycles, motorbikes, mopeds, and scooters, e-bikes, whether "electric or gasoline" powered are defined as motor vehicles for the purposes of these regulations. Due to their flammable nature, none of these vehicles or any other gas or electric engine vehicle is permitted inside a residence hall or Co-op building; except in the official parking area. Any such vehicle found within the building will be removed at the owner's expense.

4.10 Mobility scooters (used by the elderly and persons with disabilities) are allowed within the building, but such vehicles must be parked/stored inside the members unit and not left in the hallway where they could cause an obstruction in case of a fire/emergency evacuation.

4.11 All battery powered vehicles are the responsibility of the member, and for those living in the building there will be a charge allocated by the Board and amended from time to time. The charge will be added to their housing charge to offset the cost of electricity used to charge it.

Visitors

4.12 All visitors are required to get a visitors parking pass. The member that they are visiting can obtain these passes at the office upon the visitor's arrival, or prior to their arrival. To acquire a parking pass, a visitor must have a valid driver's licence, a valid licence plate, and a brief description of their vehicle. A visitor parking pass cost will be determined by the Board of Directors

4.13 Visitors cannot bring electric vehicles (except mobility scooters) into the building.

4.14 Members parking their vehicles in the 'Visitor Parking' area of William Punnett Housing Co-op are prohibited from doing so.

- 4.15 Members are financially responsible for the actions/operations of a vehicle by their visitors and guests while at William Punnett Housing Co-op.

Speed Limits

- 4.16 Motor vehicles shall not be driven at a speed in excess of the posted speed limit of 10 km/hour in any portion of the underground garage, any parking space, and fire route or on any driveway. Drivers shall comply with all posted signs. Drivers must drive in a safe and cautious manner in the common areas.

Insurance

- 4.17 All vehicles parked in the parking facilities must be insured and all owner of vehicles parked in the underground parking garage must be able to provide proof of insurance upon request from the board of directors and coordinators.

Prohibited Vehicles

- 4.18 The following vehicles are not permitted on the grounds/site of William Punnett Housing Co-op:

Personal golf cart, motorized scooter, go cart, boat, recreational vehicle, Un-licensed/Un-insured/Un-plated vehicle, motor vehicles with living, sleeping and/or eating facilities, snowmobile, machinery equipment of any kind and no truck larger than a half-ton pickup truck or van. The only exception to this rule is equipment required for repairs or maintenance of the building and/or property of the co-op.

William Punnett Housing Co-op appreciates the cooperation and courtesy shown to one another by members, staff and friends who observe the established rules and regulations. These rules are subject to change upon notification.

These regulations are in effect 24 hours a day, 7 days a week

If the above rules are not observed, vehicles will be tagged and towed without consulting the owner and at the owner's expense.

Article 5 Use of the Common Areas and Outdoor Space

- 5.01 Backyards and front yards must not be used for the storing of unwanted furniture or other items. If the member is notified to remove their items and have not within 48 hours, it will be removed at the owner's expense.
- 5.02 Members may not remove or damage plants, shrubbery or trees on the co-op property, and must not plant any shrubbery trees or plants without prior permission from the office.

- 5.03 Parents are responsible for their children's conduct and safety in all common areas. Young children must be supervised. For safety reasons, the parking lot and fire routes are not to be used as a play area.
- 5.04 All co-op residents are encouraged to pick up litter wherever and whenever they find it.
- 5.05 All hallways, walkways, stairwells and other common areas must be kept clear and must not be used for storage or garbage. This includes the walkway areas behind and/or beside a member's unit.
- 5.06 The front entrance of the office must be kept free and clear during business hours.

Article 6 Pets

- 6.01 Pets must be identified and registered with the co-op office. 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. The board will make this determination.
- 6.02 Maximum two pets allowed, cat or dog. One or two small caged animals, i.e., a hamster, may be kept in addition to the above. Pets that currently live in the co-op prior to the approval of this By-Law will be grandfathered in. All pets must be on a leash when outside. Cats are not allowed to roam free. Exotic pets are not allowed.
- 6.03 Pet owners are subject to all Toronto City By-laws in addition to this by-law. All pets must be kept leashed when they are outside of the members units.
- 6.04 The humane society may be called by co-op staff or any co-op member to report stray animals wondering loose.
- 6.05 Noise and disturbance must be kept to a minimum for the consideration of others. Owners are required to restrain their animals in this regard.
- 6.06 Pet owners are responsible for any pet caused damage in units and around co-op property.
- 6.07 Members complaining of infringement of any 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 complaint in a similar manner. If the problem is not resolved, written complaints can be submitted to the board for resolution. Several complaints relating to the same incident will be treated as one complaint. Any member with a complaint must provide specific information in writing, i.e., time, date location, action taken to date by complaining member. The board may decide on actions from a warning to a meeting with the board.

6.08 All animals must be registered at the co-op office. Proof of licensing and vaccination is to be submitted at income verification, or when reasonably requested.

CERTIFIED to be a true copy of By-law No. 9 of William Punnett Cooperative Homes, Inc. passed by the Board of Directors at a meeting held on December 10th 2013 and confirmed by a two-thirds vote at a meeting of members held on _____

Secretary