PET POLICY

1. General

Members are allowed to keep pets in the Co-op. Pets must not interfere with other members use or enjoyment of their units or common areas. Pet owners must comply with all City of North Bay By-laws governing the licensing and control of pets. The Co-op reserves the right to disallow any pet or variety of pet which it deems to be potentially dangerous, destructive or exotic, including, but not limited to, Pit Bull terriers.

2. Contained Pets

Pets that are normally contained in a cage, tank or other container may be kept in reasonable quantities, and have to be registered with the Co-op. Examples of contained pets are birds, fish and small rodents. The members shall be responsible for the cost of repairing any water damage to the Co-op from the breakage of an aquarium, howsoever caused.

3. Maximum Quantities

There may not be more than two (2) cats and/or dogs in any one housing unit. No one dog shall at any time exceed sixty pounds, save for a dog required by a member for health or medical reasons (i.e. seeing eye dog). Requests for exemptions from this clause shall be granted in writing at the sole discretion of the Board of Directors. Dogs and cats at no time may be bred for the purpose of sale. In the event that a dog or cat has a litter, the member shall have three months from the birth of the litter to comply with the limit of 2 cats or dogs.

4. Registration

a) All pets must be registered with the Co-op immediately upon signing the Occupancy Agreement and/or, in the case of a new pet, immediately upon obtaining same.

b) Each member, when registering a pet, must sign an agreement to abide by this Policy and any decisions made by the Board in accordance with this Policy regarding their pets.

5. Condition of Animals

Pet owners must protect their pets against parasites including fleas and disease. A certificate of inoculation against distemper at 3 months of age, and rabies at 6 months, must be filed with the Co-op at the time the pet is registered and annually thereafter.

6. Condition of Unit

Members are responsible for ensuring that, upon vacating their unit, it is left free of all fleas, ticks, or other parasites. Should they fail to do so, at the Co-op's sole discretion, it may take whatever steps it requires to correct the problem, and the member shall be liable for all related costs whether or not he remains a member. Similarly all members are responsible for correcting any urine damage to the unit caused by their pets. At the Co-op's sole discretion the Co-op may repair such damage and the member shall be liable for all costs, whether or not he is still a member, and whether or not he has vacated the unit.

7. Nuisance

a) STOOP AND SCOOP. Members must clean up any mess created by their pet.

b) Members must repair any damage to the property of the Co-op caused by their pets.

c) Members must control their pet to prevent any noise that disturbs other members.

8. Control

Pets are not allowed in the Co-op Community Centre, save for dogs required to accompany members for health or medical reasons.

Dogs and cats must be on a leash, or otherwise in the control of a responsible person, while in the common areas of the co-op.

Dogs are allowed in the front or back yards of the units only if properly secured and if there is a responsible person present in the unit.

9. Complaints and Penalties

a) Any member with a complaint about a pet should first approach the owner and try to resolve the problem. If that is unsuccessful, the complaint should be put in writing and submitted to the Co-op.

b) When the co-op receives a written complaint about a members pet(s), the Co-op will make a reasonable attempt to substantiate the complaint. If the complaint is substantiated, the Co-op will take appropriate action as follows:

i) for the first complaint, the Co-op will send a written warning;

ii) for the second complaint, a fine of $15.00 will be imposed by the Co-op;

iii) for the third complaint, a fine of $30.00 will be imposed by the Co-op, and the member will be served with a Notice to appear at a specified meeting of the Board to explain why she/he should not have to permanently remove his/her pet.

10. Failure of a Member to Remove Pet

This Pet Policy forms part of the Occupancy Agreement and non-compliance with any section of this Policy is a violation of the Occupancy Agreement. Failure of a member to remove a pet when directed by the Board is grounds for termination of occupancy rights.

Approved by the Board of Directors: June 4,1991
Approved by the Members - June 4,1991

PARKING POLICY AND PROCEDURES

Eligibility for Authorization

1. Each unit is to be assigned one parking space that is to be considered the private property of that unit.

2. Only the vehicle registered to that unit will be authorized to use the assigned parking space for a period longer than 72 hours without registering the vehicle with the co-op.

3. Only vehicles that are insured will be authorized to park on co-op property.

4. Members will not park unfunctional vehicles on co-op property for a period of longer than 30 days.

5. Members who do not require their assigned parking space, may assign their space to another unit after registering the assignment with the co-op.

6. Only one vehicle per parking space will be allowed, double parking is prohibited.

7. Recreational vehicles will not be authorized to park in parking spaces during the winter months consisting of October 15 through April 30.

8. Only vehicles requiring a Class "G" or Class "M" license will be authorized to park on the property

9. Vehicles will not exceed 2 tonnes

Registration of a Vehicle

1. Members are to provide the office with the make, colour, license number and proof of liability insurance for all their vehicles upon move-in and as changes occur.

2. Members with more than one vehicle may use any visitor parking space that is vacant on a first come basis. Under no circumstances is a visitors parking space to be considered the private area of any one member.

Responsibilities of the Co-op

It will be the responsibility of the co-op to remove snow from all parking areas and roadway and to ensure that sand or calcium is available for members use as required.

Responsibility of the Member

a) It is the responsibility of the member to register each vehicle pertaining to his/her unit and to promptly inform the co-op office of any changes.

b) To park their vehicles in either the parking space assigned to them or their unit, or in a visitors parking space only and vehicles will not be allowed in undesignated areas.

c) To remove their vehicles in order to allow access to equipment required for snow removal.

d) Members will be responsible for the vehicles of guests and visitors visiting their unit.

Complaints and Penalties

a) Any member with a complaint in regards to parking infractions should first approach the member and try to resolve the problem. If this is unsuccessful, the complaint should be put in writing and submitted to the co-op.

c) When the co-op receives a written complaint about a parking infraction, the co-op will make a reasonable effort to substantiate the complaint and appropriate action will be taken as follows:

   i) For the first complaint, a written warning will be issued to the member.

   ii If a second complaint is received by the co-op within a three month period, the co-op will have the vehicle towed away at the members expense.

   (ii If a third complaint is received by the co-op within a six month period, the member will be asked to appear before the board.