

TAPSCOTT VILLAGE CO-OPERATIVE INC.

BALCONIES AND PATIOS POLICY

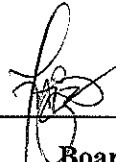
Members are deemed to be responsible for the acts, omissions, and behaviours of their households, guests or sub-occupants in accordance with the Occupancy By-law. Unless specifically stated, rules regarding balconies apply to patios as well.

1. No structures or any other extensions or obstructions shall be erected on or over the outside balconies except as permitted in writing from the Co-op.
2. Members may install inside and adjacent to the balcony railings netting or other devices to deter birds from nesting. No installations adjacent to the balcony railing are permitted except as otherwise stated in the by-laws. Exceptional cases may be approved by the Board of Directors.
3. Trees and plants may only be grown in containers and not planted directly in the earth on the patio floor.
4. No flower boxes are to be mounted on the outside of balconies. They must be fastened securely on the inside of the balcony railing.
5. Balconies shall not be used for the hanging or drying of clothes.
6. Members may not store anything other than outdoor accessories on their balconies, except for garbage and/or recycling containers.
7. Barbecuing is strictly permitted to patios only, due to fire regulations.
8. Neither members nor their guests shall throw lit cigarettes or cigars or any other incendiary objects over the balcony.
9. Members shall keep their balconies in a clean, uncluttered condition, free of furniture, goods and other effects, which are unsightly to others or pose a potential safety hazard.
10. All balconies should be cleared of obstructing materials, such as cardboard, tarp, visor, etc.
11. Members shall not sweep or dump dirt, rubbish, or water over the balcony edge, nor shake mops, rugs, or other items over the balcony.
12. No member shall feed birds, squirrels or other wild animals from balconies.
13. No floor covering may be affixed by glue, nails, screws, or other means.
14. Drainage areas must not be block or restricted.
15. Loose floor coverings must be removed from balcony floors throughout the winter season.
16. Members are responsible for the landscaping of their patios (weeding between stones, cutting of the grass, etc.)
17. Members should not sweep dirt and debris into the common areas.

PASSED by the Board of Directors and sealed with the corporate seal of TAPSCOTT VILLAGE CO-OPERATIVE INC. this **23rd day of July, 2015.**



Board Director



Board Director

CONFIRMED by two-thirds of the votes cast at a general meeting of the Members of TAPSCOTT VILLAGE CO-OPERATIVE INC. this **17th day of August, 2015.**



Board Director



Board Director