

TAPSCOTT VILLAGE CO-OPERATIVE INC.

THE LIVING TOGETHER BY-LAW NO. 15

1. General

People living close to one another sometimes find their interests and actions conflict with one another. For the health of the community, we must find ways to compromise and co-operate.

This By-law is intended to balance the desire of members and their families to enjoy life in our Co-operative to the fullest with the need not to interfere with other members' enjoyment.

In approving this By-law and making future amendments, the members will define co-operatively the bounds of acceptable behaviour for themselves, their neighbours, their families and guests.

2. Definition of Common Areas

The interior of a unit, the patio area, and balcony shall be considered to be private to the member or members occupying that unit.

The co-op office, service rooms and the meeting room are areas controlled by the co-op corporation and are only used with the permission of the co-operative.

All other areas on the co-op property are common areas, including the laundry room, all hallways, stairways, the parking areas, the sidewalks, and courtyards.

3. What is Permitted and Not Permitted

a) Noise in Units

- i. Audio volume of television, radio and stereo equipment must at all times be set at a level which will not disturb neighbours in nearby units. After 10:00 p.m., it must be turned down.
- ii. Other kinds of loud noise, including loud talking, shouting, use of power tools, should be limited at all times in order to avoid disturbing neighbours in nearby units.

b) Street Safety and Parking Areas Use

- i. Speed limits of 10 km/hr must be observed at all times within the boundaries of the Co-op's property.
- ii. All people driving on the Co-op's property must observe extreme caution to protect the safety of children and pedestrians.

c) Use of Laundry Room

- i. Members are expected to remove clothes and other articles promptly from the machines when their cycle is done. Members who are waiting to use the laundry machines may carefully remove the previous person's load at the end of the cycle and place it on top of the laundry machines.
- ii. The laundry facilities are intended for the use of the Co-op's members, their immediate families only.
- iii. People using the laundry room should be considerate and try to make the most efficient use of the machines possible in order to avoid line-ups.
- iv. Members must not overload machines or add water to the washers.
- v. The co-op leases the laundry machines and any misuse, fraudulent activity or vandalism will be investigated and appropriate action taken.

4. Vandalism

Wilful destruction or damage of the Co-op's property by members, their families, guests and others will be prosecuted in accordance with the law. Members will be held responsible for the cost of repairing this damage and may be evicted in accordance with the Occupancy By-law.

5. Fighting

Members, their families or guests who start or cause fights or other acts of physical or verbal violence in or around the Co-op may be evicted in accordance with the Occupancy By-law.

6. How to deal with disturbances

- a) You may consider telling your neighbours in a polite way that they are causing a disturbance or doing something wrong. Do not assume that they know they are bothering you or that they know them doing something that they shouldn't.

- b) If you are reluctant to approach your neighbour or, if informed your neighbour does not comply, you may go to the office to file a formal complaint during office hours. Formal complaints require the completion and signing of an incident report. These incident report forms are available from the office.

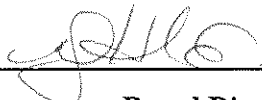
7. How the Co-op deals with formal complaints


- a) If the person who has caused the problem ends the disturbance after direct communications by a member, a formal complaint will not be completed. However, an incident report will be submitted to the Co-op Office.
- b) If the person who has caused the problem does not end the disturbance, a member may complete the co-op's complaints form; it will be forwarded to the Manager.
- c) When the Co-op Manager receives a formal complaint, he or she will investigate, approaching the person who has allegedly caused the problem and the person who has made the complaint. The Manager will first attempt to resolve the dispute.
- d) If a resolution is not possible, the Manager will attempt to verify if there are grounds to advance any further with the complaint.

If, after a brief investigation, grounds are found that substantiate the complaint, then the Manager (or any other person(s) designated by the Board of Directors) shall send the first warning letter to the member requesting compliance with the By-law. A copy of the letter and the original report of the complaint shall be dated stamped and placed in the member's file.

- e) If after two substantiated complaints, the member(s) continue(s) to violate the By-law, it will become cause for eviction under the terms of the Occupancy By-law, By-law No. 8 and the matter will be referred to the Board of Directors for a decision.


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



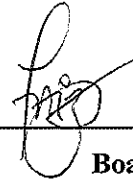
Board Director


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