

WATERMARK COMMUNITY CO-OPERATIVE HOMES INC.

BY-LAW NO. 7

COMMUNITY LIVING BY-LAW

Passed by the Board of Directors: January 6/93

Confirmed by the Member: January 6/93

WATERMARK CO-OPERATIVE HOMES INC.

BY-LAW NO. 7

COMMUNITY LIVING BY-LAW

TABLE OF CONTENTS

PAGE

ARTICLE 1

SAFETY 1

ARTICLE 2

NUISANCE 1

ARTICLE 3

SANITATION 2

ARTICLE 4

PARKING 2

ARTICLE 5

USE OF COMMON AREAS AND OUTDOOR SPACE 3

ARTICLE 6

PET POLICY 3

WATERMARK CO-OPERATIVE HOMES INC.

BY-LAW NO. 7

COMMUNITY LIVING BY-LAW

**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 the member's unit free from litter, debris or obstacles which may create a hazard, and to remove ice from the exterior exit.
- 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).

**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.



**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.

**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.

**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.

**ARTICLE 6
PET POLICY**

- 6.01 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.
- 6.02 One indoor pet cat will be the maximum 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) may be kept in addition to the above.
- 6.03 Owners are subject to all city By-Laws regarding pets.
- 6.04 Owners are strongly encouraged to have their pets neutered (financial assistance for this is sometimes available through the Humane Society -- check with Co-ordinator).
- 6.05 The Humane Society may be called by the Co-ordinator or by any resident member of the Co-op to deal with any stray animal found wandering loose.
- 6.06 Noise and disturbance must be kept to minimum for the consideration of others. Owners are required to restrain their animal in this regard.
- 6.07 Pet owners are responsible for any pet-caused damage in units. Cats must be indoor litter-box trained. Cats must be indoor pets only.

6.08 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.

6.09 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.)

PASSED by the Board and sealed with the corporate seal of this Co-operative this 6th day of January, 1993.

Thomas Whitelan
President
Sheila Puzano c/s
Secretary

CONFIRMED by a least two-thirds of the votes cast at a general meeting of members and sealed with the corporate seal of this Co-operative this 6th day of January, 1993.

Thomas Whitelan
President
Sheila Puzano c/s
Secretary

BY-LAW NO. 21

A By-law to Amend the Community Living By-law
being By-law No. 7

BE IT ENACTED as By-law No. 21 of Watermark Co-operative Homes Inc. that the Community Living By-law of the Co-operative, being By-law No 7 be and the same is hereby amended as follows:

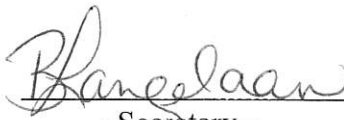
THAT Article 2.02 qualifications of the said Community Living By-law (By-law No. 7) be amended and that the following be added therefor:

Parents to be responsible for cost of damages by children of co-op or friends of children in co-op, due to play or purposely destroying property.

Passed by the Board and sealed with Corporate seal of this Co-operative this 29th day of November, 2007

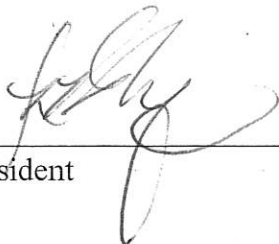


Vice President

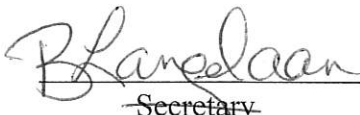


~~Secretary~~
Treasurer

Passed 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 the 21 day of June 2008.



Vice President



~~Secretary~~
Treasurer