



PAINTING POLICY

ON MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARREID, A POLICY REGARDING PAINTING OF CO-OP UNITS AND COMMON AREAS IN THE APARTMENT BUILDING WAS ADOPTED BY THE BOARD OF DIRECTORS OF SHAMROCK CO-OP:

Date passed by the Board of Directors:	<u>January 11, 1993</u>
Date amended by the Board of Directors:	<u>October 29, 2007</u>
Date confirmed by the Members:	<u>November 18, 2007</u>
Date amended by the Board of Directors:	<u>February 28, 2011</u>
Date confirmed by the Members:	<u>April 17, 2011</u>
Date amended by the Board of Directors:	<u>March 26, 2012</u>
Date confirmed by the Members:	<u>April 29, 2012</u>

PREAMBLE:

Over the last few years the Co-op has seen an increase in the costs for painting because Members have applied darker colours than allowed and have not repainted their unit prior to moving out. In many cases the Co-op has not been able to recoup the cost of repainting the unit because several coats needed to be applied to cover the darker colours.

WHEREAS

Occupancy bylaw states:

5.8 Maintenance and repair

(a) Members must obey all of the policies, rules and regulations adopted by the Co-op from time to time concerning any and all maintenance issues.

The policies, rules and regulations may include maintenance of units, grounds, and common areas.

(b) If Members decide to paint and decorate units, Members must paint and decorate the inside of the unit in a good and workmanlike manner, according to the policies, rules and regulations adopted by the Co-op from time to time.

AND WHEREAS

1. There are eight different types of units and the common areas in the apartment building requiring painting
2. The Co-op budgets for painting these areas over a six year period
3. It is desirable for member to have a choice of colours for their homes, the Co-op will give a choice of four (4) pastel colours for this purpose and to control the painting expenses for the Co-op.



THEREFORE BE IT RESOLVED THAT

The following be adopted

1. Requests for paint must be made using the Paint Request form and submitted to the office. Approval will be given based on the six year paint cycle.
2. Members will be responsible for the painting of their own unit in accordance with the relevant sections of the Occupancy By-Law.
3. The painting must be completed within 30 days of receiving the paint.
4. The office or maintenance person is responsible for inspecting the unit after 30 days, to ensure that the paint has been properly applied.
5. Empty paint cans and unused paint in the original container have to be returned to the office for proper disposal (HHW).
6. The paint must be chosen from the chart of approved pastel colours, four (4) available in the office.
7. Any other colour will be the sole responsibility of the member. The member will have to give a deposit of \$400.00 to the office. The Co-op will refund the deposit when the member vacates the unit, provided that the member has painted the unit in the approved pastel colours, the painting has been done in a professional manner and policies are adhered to. The member will have to pay any further costs of repainting the unit if the cost is more than the \$400 deposit.
8. Persons with disabilities will receive 50% off the labour cost of painting to the maximum of the current labour cost for painting.
9. The paint is allotted to the unit, not Membership. For example: paint is allotted only once every six (6) years, it cannot be accumulated as a credit.