

WINKLEIGH CO-OPERATIVE HOUSING INC.

Policy No. 6

EXTERIOR AND YARDS POLICY

Since the purpose of Winkleigh Co-operative Housing Inc is to provide affordable housing in a comfortable environment for its members, unit exteriors and yards must be well maintained and kept in a tidy, attractive manner.

Exterior Clotheslines: Members are permitted to erect only free-standing umbrella type clotheslines, provided that the clotheslines are properly mounted in the unit's enclosed back yards.

Garden Sheds: Members are permitted to erect a properly constructed garden shed in the unit's enclosed back yard, provided that the height of the shed does not exceed the height on the privacy fence. Any damage caused to the lawns by the shed must be restored by the member.

Air Conditioners: Members are permitted to install window type air conditioners in the windows of their units provided that the units are properly mounted to reduce risk of falling, and that the area of window that is "blocked in" around the air conditioner is blocked with plexiglass or some other safe material.

Any damage caused to the building by mounted air conditioners or by moisture from the air conditioners is the member's responsibility for repair.

Members are reminded that central air conditioners are subject to the Alterations and Improvements clause of the Occupancy by-law.

Yards and Driveways: Members must not store or accumulate garbage or refuse in their yards or driveways. Garbage must be placed at curb side the evening before pick up day. Any spills of oil, gasoline or chemicals etc. in yards, driveways or garages must be cleaned up promptly. Members are responsible to keep their walks and driveways free of ice and snow in the winter.

Care of Lawns and Gardens: Members are responsible for the care of their front and rear yards, and must keep lawns and flower beds weed-free and well watered. Litter must not be allowed to accumulate in the yards.

Members must not plant trees in their yard without prior approval, or allow climbing plants to grow on the brickwork.

Any deviation from this policy must have prior Board approval.

This policy approved by the Board of Directors at a meeting held on May 13th, 1997, and approved at a meeting of the membership on June 17th, 1997.