

APPLEGARTH CO-OPERATIVE HOMES INC.  
"Owned and Operated by the members who live here"

By-law #15, concerning unit alterations, improvements and yard exterior

Since the purpose of Applegarth Co-operative Homes Inc. is to provide affordable housing in a comfortable environment, members will be encourage to improve their units and grounds to their personal taste, provided that:

1. Structural alterations to the units must meet the requirements of Article 10.06 (a) of the occupancy By-law which reads in part:

"The members agree that no structural alterations or improvements will be made to the unit, either inside or outside, unless and until written permission of the Board has been obtained."

All alterations and improvements are to be done in accordance with the municipal By-laws and requirements.

The board will review all applications municipal By-laws and safety standards, and does not reduce the value of the unit or increase the taxes or insurance costs to the co-operative.

2. Members are encouraged to plant flower beds and generally arrange the grounds of their units to suit their tastes. Trees or planting installed by the co-op must not removed or altered without the prior approval of the Board. In addition, planting of additional trees must also have the prior approval of the Board since roots of certain trees can cause serious problems with the foundations, walks, and drainage tiles.

3. Fences are not allowed to be erected in the front of units. Any member that has a fence at the time of this by-law coming into effect will be allowed to keep the fence. However, the following stipulations are in effect:

1. Fences must not have gates and should be removed
2. Fences may only be painted white and maintained, no peeling paint
3. All fencing will be inspected as part of the annual inspection
4. All fencing must be removed at the members expense when vacating the unit

4. Front Decks are allowed provided they adhere to the following stipulations.

- A) The deck must not be any higher than the front step
- B) must not come any more than 2 feet past the front step
- C) Must be constructed with pressure treated wood only and must not be painted or stained
- D) No railings are to be installed, unless it is deemed necessary by the building code
- E) Decks will be inspected yearly as part of the unit inspection
- J) All Decks must be removed upon vacating the unit by the member. Any damages caused by the deck will be the members responsibility
- K) Decks are not to be attached to the unit in any manner

**Note:** Any deck that has been installed prior to this bylaw coming into effect will be grandfathered, but must be maintained and inspected as part of the annual inspection.

Rear Decks are not allowed at any time.

5. Members are permitted to erect garden sheds in the fenced back yard of the unit to give the members more space to store lawn tools, bicycles and other outdoor equipment. Garden sheds must not be taller than one foot higher than the height of the fence, and must not create an eyesore for their neighbours. Any damages created by a garden shed upon removal will be the members responsibility

6. Members are permitted to install outdoor clotheslines within the fenced area of their unit's backyard provided that the clotheslines are free standing only. They must not be attached to the fence or unit in any way. Members are encouraged to remove dry clothing and remove the clotheslines when not in use as soon as possible as to not create an eyesore

7. Members may modify the gate and fence of their unit, upon approval by the board of directors. Such modifications shall be completed at the members own cost. The members must return the fence/gate back to its original state upon vacating. Fences/gates are not to be modified above 6 feet in height.

**Note:** Any member who has modified the fence/gate prior to this by-law coming into effect will be allowed to keep it in place, however the member will be responsible to returning it to its original state upon vacating at the members expense

8. Satellite dishes are permitted provided they adhere to the following stipulations

A) Satellite dishes may only be attached to the 6x6 fence post in the rear of the yard. NO satellite dish can be attached to the roof, brick or vinyl siding of the unit.

B) Upon vacating the unit, the satellite dish must be removed and properly disposed of or a fee will be charged for removal and disposal of \$50.00

9. Air conditioners are permitted provided they adhere to the following stipulations

A) Members are permitted to install window type air conditioners in their unit

B) Air conditioners must be mounted in a safe and secure manor to eliminate the risk of falling

C) Open areas surrounding the air conditioner must be blocked off with Plexiglas, melamine, wood material or any form of rigid insulation.

D) Any damage caused by the air conditioner or the installation of the air conditioner is the members responsibility

E) Members are permitted to install central air in their units, but must first request permission in writing. If approved, all work must be carried out by a licensed gas/electrical technician and will need proof of such submitted to the office. Upon vacating the unit any gas lines that were installed must remain and be properly capped

10. Outdoor fireplace/Chimaeras- Are not allowed at any time which is in accordance with city by-laws

11. Outdoor gardens- Members are encouraged to plant flower gardens in the front of their units. Gardens must not encroach on the neighbour's lawn and must be kept tidy and weed free

12. Patio stones- patio stones in the rear of the yard must not be removed. If you wish to add more patio stones, you may, however the yard must be returned to its original state upon move out. Patio stones in the front of the unit will be permitted. Only 24x24 stones and no more than 6 stones per unit. Area must be level and remain weed free.

This by-law was accepted by the Board of Directors at a meeting held on July 12, 2010 and passed at a meeting of the general members held on July 19, 2010



President



Corporate secretary