



# Greenvale Co-operative Homes

61 Francis Creek Boulevard, St. Catharines, Ontario, L2W-1B8 905-684-7773 fax 905-684-4296  
[greenvalecoop@gmail.com](mailto:greenvalecoop@gmail.com) – [www.greenvalecoop.weebly.com](http://www.greenvalecoop.weebly.com)

## Bylaw 53 – Outdoor Responsibilities

A bylaw to amend Bylaw 9 – Maintenance and Improvements by replacing Article 7.02 which reads:

7.02

Grounds

(a) Co-op's Responsibilities

The Co-op is responsible for performing the following common area grounds maintenance (using Co-op staff, contractors, or through the participation of members):

- i) care of lawns and trees;
- ii) routine maintenance and repair of parking areas, steps and walkways;
- iii) maintenance of exterior drains;
- iv) routine maintenance, repair and replacement of exterior common area lighting, including periodic re-lamping;
- v) regular removal of snow and ice and the sanding of common walkways, steps, parking and roads;
- vi) all exterior painting.

(b) Members' Responsibilities

You are responsible for the reasonable maintenance and orderly appearance of any private outdoor space such as balconies, patios, driveways and walkways leading to your unit. (remember your co-op's image in the larger community)

You are also responsible for assisting with the Annual Spring and Fall Clean-up days/weeks as set by the Co-op. You are free to determine what your involvement will be as long as it constitutes a fair share of the work. Exemption from this requirement may be granted by the Board of Directors if you qualify for reasons of health or ability.



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With Article 7.02 as follows:

7.02

a) Co-op's Responsibilities: the Co-op is responsible for performing the common area ground's maintenance which will be carried out by members during ground's days or contractors and staff at other times. This includes:

- I. Cutting Lawns, trimming trees and removing or pruning shrubs in common areas of the co-op.
- II. Maintaining and repairing parking lot, walkways and other common elements such as drains, sheds, flower boxes, common area lighting and fences.
- III. Removing snow and sanding or salting the driveway area of the parking lot.

b) Member's Responsibilities: in the spirit of co-operation and with the aim of reducing costs for the co-op and keeping housing charges as low as possible members are expected to do the following:

- I. Cutting lawns, trimming trees and pruning shrubs in the area around their unit (in their personal space) on a regular basis.
- II. Removing snow and sanding or salting all walkways connected to their unit.
- III. Removing snow and sanding or salting their own parking spots.

c) Exemption from member responsibilities:

Members may be granted an exemption by the Board of Directors from cutting grass or snow removal based on the following conditions:

- I. No one in the unit is physically capable of cutting grass or shoveling snow, this includes children and guests in the unit.
- II. A family physician is willing to write to the Board explaining why no one listed on the roster for the unit can cut grass or remove snow. This letter must be received before each season of either grass cutting or snow removal.
- III. The Board is confident in the doctor's knowledge of the request for exemption.



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d) Hazards or cost caused by member's not meeting their responsibilities:

- I. Grass or weeds that are un-cut for more than a week or that is longer than legally allowed by the city of St. Catharines will be cut by a contractor and the cost will be billed to the member.
- II. Sidewalks and walkways including steps that lead to your unit and are covered in ice or snow resulting in an injury will be the full responsibility of the member.
- III. Sidewalks in front of your unit that are not cleared within the time required by city of St. Catharines bylaws will be cleared by a contractor and the cost will be billed to the member.

Approved by the Board of Directors at a duly constituted board meeting held on October 25, 2018 and ratified by the member at the AGM held on November 29<sup>th</sup>, 2018.

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President

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Secretary