

Property Management Policy

Whereas Hazelburn Co-operative can no longer afford to support the current paint policy be it resolved that the Unit Painting Policy be withdrawn.

Whereas Hazelburn Co-operative can no longer afford to support the existing Decorating Policy be it resolved that items one (1) through twelve (12) of Section, "Walls" of the Decorating Policy/Property Management Policy be amended to the attached items one (1) through (12).

Decorating Policy

Walls:

1. Members are required to paint their own units at their own expense if they desire a colour other than that supplied at the time of move in. Enamel paint may only be used in the Kitchen and Bathroom. (**Note use of enamel paint discontinued.** Latex paint must be used in all other areas. In the event a member paints the wall a dark colour, the member must paint the unit with a neutral prime colour before vacating. Any paint used by the member must be from a list of "Approved Paints" which is available from the Maintenance Committee.
2. The Co-op will paint at a change in occupancy, if required.
3. Painting equipment must be supplied by members at their own expense.
4. Walls must be washed and properly prepared before painting.
5. Switch and cover plates must be removed and all non-removable hardware, controls and fixtures masked before painting.
6. Only previously painted woodwork may be painted.
7. Members are expected to take due care when painting. Drop cloths or similar protective coverings must be used.
8. The Co-op will not contribute to the cost of wallpaper. All wallpaper must be dry-strippable and removed by the member before they vacate, or pay all costs incurred to remove the wallpaper. In the event an incoming member accepts a unit with existing wallpaper and/or paint, they also accept the obligation for removing the wallpaper and/or

paint upon vacating the unit. The accompanying Waiver #1 must be signed by the new member in such a case, in order to obtain an acknowledgement of their responsibility under this policy.

9. Other wall finishes such as cloth, tiles, mirrors, abnormal paint textures, etc. may only be used if their application will not damage the wall surface. Any damage caused by such an application must be removed by the member(s) before vacating the unit.
10. The use of stucco or textured paint is not allowed.
11. In the event any damage to the walls, ceilings, and fixtures occurs after installing picture-hanging devices, ceiling hangers, etc. the member will be responsible for any financial costs incurred in order to repair the damage upon vacating the unit.
12. If, as a result of deficiencies, re-plastering, taping, etc. it is necessary to paint the walls after initial occupancy, the Co-op will repaint the walls in the original colour. It is advisable that if you are re-painting the walls in a different colour, excess paint should be saved for touch-up work.

Approved by the Board of Directors: April 7, 1994

Approved by the General Membership: April 24, 1994