



BROOKS CO-OPERATIVE HOMES INC.

2145 Sheridan Park Dr., Ste. 6, Mississauga, Ont. L5K 1C6

Tel: (905) 823-4777 Email: office@brookscooperative.ca

GROUND RULES FOR PATIOS AND BALCONIES

(as ratified, confirmed and approved at the General Members' Meeting on December 2, 2015)

"ACCEPTABLE" Items for Patios and Balcones that apply to ALL UNITS:

1. Patio and lawn furniture are to be neatly placed or stacked
2. Barbecue (broken BBQ's are to be disposed of but no propane tanks, please!)
3. Gardening tools neatly organized (no bicycles can be stored)
4. Lights are fine providing the brightness does not disturb your neighbours
5. Air conditioners are fine providing the water from the a/c unit is contained at the source (by a bucket or tray) to prevent water damage to co-op property
6. Keep balconies and patios neat and clean at all times
7. Keep front and back patios free of weeds

"UNACCEPTABLE" Items for Patios and Balcones that apply to ALL UNITS:

1. No storage of any kind (i.e. bins, boxes, cabinets, etc.) on balconies and patios—*lower units have basements and upper units have lockers.*
2. No laundry is to be hung anywhere on balconies or patios
3. Balconies and patios are not to be used as a toilet for pets
4. No garbage containers are to be left on balconies or patios
5. No bird feeders are to be hung on balconies or patios

Rules Specific to "LOWER UNITS":

Shrubs, bushes or planters on or around patios are fine as long as shrubs or bushes do not exceed four (4) ft. at the back and six (6) ft. at the front

Gardens are to be maintained and the shrubs or bushes groomed

No trees are to be planted in the common gardens or near the building or any structure

Rod iron fencing around the back patios is acceptable, provided that the fencing is black in colour; the fencing is removable; the fencing is no higher than four (4) feet and the fencing has an opening of at least three (3) feet wide that is in line with the patio door to allow entrance for emergencies

Rules Specific to "UPPER UNITS":

No carpeting is allowed on balconies

Hanging planters are permitted outside of the railings, provided the containers are secured and drainage holes are completely sealed and plugged

Air conditioners are fine providing the water from the a/c unit is contained at the source (by a bucket or tray) to prevent water damage to co-op property or onto the patios or gardens below

No chicken wire or screening is to be attached inside or outside of balcony railing

No sweeping or shaking of debris onto lower units' patios or fire exit stairs