



BROOKS CO-OPERATIVE HOMES INC.

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

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

Policy for Unit Patios & Balconies

A policy dealing with the rules regarding
unit balcony and patio upkeep

Confirmed at the General Members Meeting on the 2nd day of December 2015
Amended and passed by the Board of Directors on the 16th day of October 2024



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

1. Patio and lawn furniture are to be neatly placed or stacked
2. Barbecues are permitted; however, propane tanks of any size are not permitted to be disposed of in the garbage dumpsters, recycling bin or bulk disposal area. Propane tanks must be taken to a hazardous waste depot for disposal.
3. Gardening tools must be neatly organized.
4. Bicycles may be stored neatly. Motorcycles, e-bikes and mopeds are not permitted to be stored on patios or balconies.
5. Lights are permitted providing the brightness does not disturb your neighbours.
6. Water from air conditioning units must be contained at the source (by a bucket or tray) to prevent water damage to co-op property **and** leaking onto patios below.
7. Balconies and patios must be kept neat and clean.
8. Front and back patios must be kept free of weeds.
9. Cigarette butts must be disposed of in an ashtray or fire-proof can. Cigarette butts are not to be left on patio stones or balcony concrete. Cigarette butts are not to be tossed over the patio or balcony railing.

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

1. Exterior weather-proof storage bins (deck boxes, plastic totes, etc.) are permitted. Stackable totes cannot be stacked in excess of two. Non-weather-proof storage containers or boxes (i.e. cardboard) are not permitted.
2. No laundry is to be hung over the balcony rail (upper units) or rod iron patio fencing (lower units). Drying racks are permitted, as long as they do not surpass the height of the balcony rail.
3. Balconies and patios are not to be used as a toilet for pets
4. No garbage containers, bags of garbage or compost containers are to be left on balconies or patios
5. Bird feeders are not permitted. Seeds, nuts, etc. are not permitted to be left on the patio stones or balcony.
6. No paint or chalk may be applied to patio or balcony brick walls.

Rules Specific to “LOWER UNITS”:

Shrubs, bushes or planters on or around patios are permitted as long as shrubs or bushes do not exceed five (5) feet at the back and five (5) feet at the front. Members are responsible for maintaining these height requirements.



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Gardens are to be maintained, and the shrubs or bushes groomed.

No trees are to be planted in any of the Co-op's gardens or near the building or any structure.

Existing trees that are located in a unit's front or back patio garden will be maintained by the Co-op's arborist, as required. Members are responsible for all other plants in the unit's front or back patio garden, including any plant designated as a shrub, or bush.

Members are responsible for maintaining front and back patio stones, including re-leveling.

Carpeting is permitted on patios, as long as no adhesive is used, and the carpet does not cause damage to the patio stones.

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":

Carpeting is permitted on balconies, as long as no adhesive is used, and the carpeting does not cause damage to the concrete.

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

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

No dumping of water or sweeping of debris onto lower units' patios, fire exit stairs or lawn.

CERTIFIED to be a true copy of a Policy passed by the Board of Directors at a meeting held on the 16th day of October 2024

Board Secretary: Cathy Cetrullo