

BIRCHWOOD MEADOW HOUSING CO-OPERATIVE INC.

BY-LAW NO. 4

PARKING BY-LAW

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ARTICLE 1

DEFINITIONS

1.01

Member Spots

Means the parking spot(s) allocated to Members of the Co-op for which Members may be required to pay a monthly fee if such a fee is established by the Board and approved by the Members as part of the Annual Budget.

1.02

Visitors Spot

Means the spot(s) allocated to visitor parking and designated as such.

1.03

Vehicle

Shall be defined as any motorized car, truck or motorcycle normally understood to be a vehicle, and in addition, shall include any equipment designed to be attached to or towed by any of the previously mentioned, whether for personal, business, or recreational use.

ARTICLE 2

GENERAL

2.01

All parking in the Co-op is at the vehicle owner's risk.

2.02

No vehicle can be parked anywhere on Co-op property except in designated parking spots. No vehicle may be parked in such a way as to obstruct the flow of traffic within co-op parking lots.

2.03

Parking spots may be occupied only by functioning, licensed, insured vehicles.

2.04

No vehicle larger than a standard parking spot can be parked anywhere on the Co-op property without permission from the Board of Directors.

2.05

Members may not do repairs in their own member spot or in any other parking spot, except minor repairs which do not create a noise or disturbance, cause damage to Co-op property, pose a safety hazard to members, or create an unsightly appearance. The member will be liable to the Co-op for any damage to the Co-op property caused by the repairs. Members may not leave vehicles in an unsafe or hazardous condition

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unattended (e.g. car up on bumper jack).

2.06 Violators of this by-law will be ticketed and/or towed away at the owner's expense and risk.

2.07 All members will be responsible for any vehicle parked on co-op property that belongs to a resident or guest of their unit and causes a noise disturbance as a result of a vehicle alarm system. Complaints made against the unit in question will be dealt with under the Occupancy By-Law No. 6, Article 5, Paragraph 5.2

ARTICLE 3

VISITORS PARKING

3.01 The Board will designate a specific number of parking spots as visitor spots, to be allocated for the use of visitors to the Co-op.

3.02 The Co-op will install signs to indicate visitor parking spots and will have lines painted to mark off the visitor spots.

3.03 All visitor spots are available on a first come, first served basis and there will be no reserving of visitor spots.

3.04 Vehicles belonging to members of the Co-op cannot be parked in the visitor spots.

3.05 When a vehicle belonging to a visitor will be parked overnight in Visitors Parking, the Unit Visitor Parking Permit provided to each unit in the building must be placed in the front window of the vehicle.

3.06 Visitor spots may not be used for vehicle storage. Vehicles parked in visitor spots must belong to or be in the care of a non-member visiting or temporarily residing with a member. Vehicles parked must be licensed and insured.

3.07 Any staff employed by the Co-op will be permitted to park in a visitor spot or an Office Parking spot during office hours.

ARTICLE 4

MEMBER PARKING

- 4.01 Each member with a licensed vehicle will be allocated a member parking spot, for which no extra charge will be levied unless approved by the Members at a General Meeting to approve the Budget.
- 4.02 Initial allocation of Indoor Parking Member spots will be conducted on the following basis: 1) disabled members (or members with health related issues, 2) seniors, 3) families with 3 or more children; in that order
- *Using Federal Definition a senior is someone who is 65 years of age or older**
- 4.03 The Board will designate a specified number of parking spots, as extra member spots. Extra member parking spots will be allocated to members in return for a monthly charge that will be decided by members in the course of establishing the Co-op's annual operating budget. The Co-op will provide members with some means to identify their vehicles as having been allocated a parking spot, and will install signs and paint lines to mark all member spots.
- 4.04 The allocation of extra member spots will be conducted on the following basis:
- a) On a first come, first served basis. A waiting list will be established and priority will be given in order of application for subsequent extra parking spots.
 - b) All initial and subsequent allocations of member spots will be conducted so as to ensure that all members desiring an extra member spot will be allocated at least one extra parking spot before any member allocated a second extra member spot.
 - c) A copy of the member's vehicle ownership and valid insurance and license plate number(s) for any vehicles the member wishes to park in any parking spot allocated to the member must be filed with the co-op office.
 - d) If required by the Co-op, payments for parking spots are due and

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payable, and must be paid to the Co-op, in the same manner as the member's housing charge, as specified in the Occupancy By-law. Late payments will be deemed to be arrears under the terms of the Co-op's Arrears By-law, and members will be subject to such penalties as are specified in that by-law and the Occupancy By-Law.

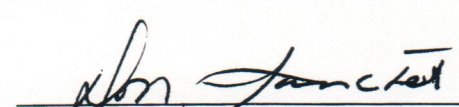
ARTICLE 5

ENFORCEMENT

- 5.01** Where a member cannot comply with any requirement in this by-law, the member may request an exemption from that requirement in writing from the Board of the Directors or its designate. Exemptions from any payment of charges established for extra member parking spots will not be considered.
- 5.02** This Parking By-law will be enforced by one or more Parking Officers appointed by the Board of Directors who shall have the authority to act as the Co-op's Agent in any matter related to this By-Law and its administration, particularly in the application of paragraph 2.6 of this by-law.

PASSED by the Board of Directors and sealed with the Corporate Seal of the Co-Operative on this 11th day of September, 2002.


Vice President


Secretary