

BIRCH CLIFF CO-OPERATIVE HOMES INC.

Paint Policy

The purpose of this Policy is to put in place a system for requesting paint for Member's units.

1. Members will not be allowed to purchase paint if they have not followed the Policy.
2. Paint may be requested by a Member for a unit every five (5) years. However, the Co-op has an operating budget and once the budget limit has been reached, no further paint will be allocated in that fiscal year. Members that are refused due to budget constraints can request in writing to be put on the list for the following year's consideration.
3. Requests for paint must be approved by office staff and the Board of Directors before the paint is purchased. Please provide your written request to the office. Once this is completed, the office will send a paint order form to the member.
4. When a Member receives their paint order form, they should take the form to Sherwin Williams located at the address below:

Sherwin Williams
2944 Danforth Ave
Toronto, ON M4C 1M5
416-690-8888
5. Members should pick up paint and complete painting within 3 months of the approval date. If the request is obtained in less than 3 months of the fiscal year end, the fiscal year end date will be the completion date.
6. Once a Member completes the painting of their unit, they will need to request that a Board member or staff member view their unit to confirm that it is completed.
7. Paint allowance will be allocated in the following amounts:
 - (a) 6 Gallons for a 1 bedroom;
 - (b) 8 Gallons for a 2 bedroom;
 - (c) 10 Gallons for 3 and 4 bedrooms
8. Any left-over paint that has been provided by the Co-op will be stored in the unit for future touch ups. If storage is not possible, please return any leftover paint to the office so that it can be re-used.

9. Dark colours are discouraged and Members should use neutral colours when painting. A Member may be asked to return the unit to a neutral colour if they have painted the walls with a very dark paint.
10. Paint is allocated to the Unit, not the Member.
11. This paint policy does not cover the cost of a contractor or supplies to paint.
12. The paint supplied by the Co-op is to be used for the sole purpose of painting the interior of the approved Member's unit.
13. The Co-op will issue paint to a new Member for paint under the following circumstances:
 - (a) paint has not been allocated to the unit within the past five years; or
 - (b) the new Member moving into the unit has not accepted the unit due to dark colours and the former Member did not return the unit to an acceptable neutral colour. In such cases, the cost of the paint may be charged back to the Member vacating the unit.
14. Units will be painted by an outside contractor under the following circumstances:
 - (a) any walls or rooms that need to be painted due to damage or unapproved dark paint found during a move-out inspection and the Member is unwilling to fix the problem. In such cases, the cost of the repairs, material and labour will be charged back to the Member.
 - (b) the Board of Directors feels painting a unit would help market the unit in a more timely manner and thereby reduce vacancy loss.

Passed by the Board of Directors of Birch Cliff Co-operative Homes Inc. at a meeting properly held on March 8, 2021.

Director

Director