

# Paint and alterations (units)

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## **Purpose of the policy**

To maintain coop property and set out co-op requirements for members who wish to paint, alter or improve their units.

## **Policy**

### Wall treatments

1. After move-in members may paint the interior of their own unit any colours of their choice with non-oil based paint. Members may paint room doors, bifold doors and any already painted surface such as walls, window ledges, baseboards or trim. Textured ceilings are only to be painted by a professional painter. Other paint types are permitted with written consent from the board.
2. Wallpaper is not permitted.
3. Units are entitled, upon request, to be supplied paint of co-op colours every five years from the last time the unit was painted. One gallon per room being the allowable amount. The member is responsible for purchasing all painting equipment and either doing the work themselves or hiring a professional painter. Textured ceilings are only to be painted by a professional painter.
4. Upon move-out and prior to a new member moving in, units are to be restored to paint types and colours standard to the coop. This includes doors, trim, baseboards and all other paintable surfaces.
5. Upon move out the vacating member is expected to wash the walls and patch, fill and sand any holes to prepare the unit for painting. If this is not completed, it will be the vacating members responsibility to pay for any additional cost to have this completed.

6. Upon move-out the co-op will hire a professional painter to paint the unit. The cost of painting the unit will be paid by the vacating member and/or the co-op under the following schedule:

**For walls that have remained in the co-op standard colours:**

In 1st year of occupancy, member is responsible for 100% of cost

In 2nd year of occupancy, member is responsible for 75% of cost

In 3rd year of occupancy, member is responsible for 50% of cost

In 4th year of occupancy, member is responsible for 25% of cost

In 5th or subsequent years of occupancy, Co-op is responsible for 100% of cost

**For wall that are non standard colours:**

If in the professional opinion of the painter hired by the co-op, extra coats of paint are required to bring the unit back to co-op standard colours, the vacating member will be required to pay the extra cost associated.

7. The The basements on Swansacre, interior of closets, storage areas and laundry areas will not be professionally painted. A member may paint these areas at their own cost.
8. On move-out, if the vacating unit has been painted within the last 5 years and the paint is still in good condition, the maintenance committee may determine that the unit is not required to be painted. The maintenance committee can then make this recommendation to the Board of Directors.
9. If there was smoking in the vacating unit, the unit will be painted and the outgoing member will be charged according to the schedule in item six. The co-op will also have the unit primed with a odour inhibiting primer. It will be the outgoing members responsibility to pay for this regardless of the amount of time living in the unit.

## Drywall Repairs

10. **Structural causes & Fair wear and tear:** Co-op is responsible for 100%  
**Member related:** Members will be responsible for any drywall repair resulting from member negligence.

### Minor alterations

11. Members may attach pictures, paintings, shelving and other objects to the unit's interior. Members will be responsible for any repair or repainting resulting from installation or removal of minor alterations or improvements, as required by the co-op.

### Major alterations and structural changes

12. Any major alterations or structural changes must comply with Occupancy Agreement Sections 9 and 10.06.
- 9.01 Alterations require consent
  - 9.02 Restoration costs
  - 9.03 Municipal compliance of alterations
  - 9.04 No Compensation for alterations
  - 9.05 Compliance with alteration procedures
  - 10.06 Repairs on leaving

Policy approved by general meeting dated: August 8th, 2017

Replaces all paint and or alterations policies and or procedures previously adopted by the Kinross Creek membership and/or Board of Directors