Wall treatments

Purpose of the policy

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

Policy

1. Members must use:

* No other paint finish other than egg-shell on the walls and semi-gloss on all the trim including doors and window frames.
* The official Co-op colours are Colour Your Worlds Swiss Coffee for walls and White Mountain for trim.
* The colours and finish will be used until more environmental ones are found.

2. Members wishing to select their own wall and trim colours will be required to return the walls and trim to Co-op colours upon move-out.

3. View Court will provide paint in Co-op colours. (2008-1-29)

Procedures:

1. Procedure for grand-parenting those suites painted according to previous Wall Treatments policy (i.e., identifying these specific suites and arranging for painting to Co-op colours upon move-out)

2. Procedure for member to approve colours other than Co-op colours.

3. Procedure for members to apply for paint from the Maintenance committee.

Paint and Alterations (units) (maybe replaced by above)

**Purpose of the policy**

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

**Policy**

**Wall treatments**

1.   The approved colours are Swiss Coffee for walls and "White Mountain" for trim. The approved paint types are eggshell latex for walls and satin latex for bathrooms, kitchens and trim.

2.   Wallpaper is NOT permitted.

3.   Units will be painted every eight (8) years at the co-ops expense, using professional painters. For less than 8 years, members are responsible for painting. (nb. has significant budget implications. pr.)

4.   On move-out units must be restored to the co-op's approved colour scheme unless the new occupant approves of the existing paint treatment. In that case the occupant takes responsibility for restoring the unit to the co-op's approved colour scheme on move out.

**Minor alterations**

1.  Members may attach pictures, paintings, shelving and other objects to the units interior. Upon move-out members may leave picture hooks, and shelving (upon approval of incoming member). Members will be responsible for any repair or repainting resulting from installation or removal of minor alterations or improvements.

**Major alterations and structural changes**

1.   Any major alterations or structural changes must comply with the Occupancy Agreement Sections 10 and 11.06 as well as being applied for in writing to the Maintenance Committee.

**Procedures needed to carry out this policy**

1.   Letter to Maintenance Committee for applying to paint.

2.   Letter to Maintenance Committee for applying to make changes or improvements.

3.   Recommended methods of attaching pictures, etc.

4.   Co-op approved paint types, colours, and application methods.