
PAINT POLICY

The intent of this policy is to ensure the units are maintained to a co-op acceptable standard while at the same time controlling the co-op's expenditures.

1. Members shall be eligible for a paint allowance* sufficient to apply two coats of paint to the walls and trim to their unit every five (5) years and two coats to the ceilings of their unit every ten (10) years. The allowance of paint is not cumulative. For example, if you moved into a unit in 2005, you would be eligible for a paint allowance to paint the walls and trim in 2010 and then you would be eligible for a paint allowance to paint the walls, trim and ceilings in 2015.

*Maximum allowances are as follows for the 2008 fiscal year:

2-bedroom: \$300 (walls and trim)

3-bedroom: \$350 (walls and trim)

4-bedroom: \$450 (walls and trim)

All units: \$150 (ceilings)

2. Any labour costs associated with painting are the responsibility of the member except at the time of move-out.
3. Notwithstanding paragraph 2, the co-op is responsible for the cost of painting the handicap units at five-year (5) intervals upon the request of the member. Ceilings of handicapped units will be painted at ten-year (10) intervals upon request of the member.
4. Subject to paragraph 7, the co-op shall be responsible for painting the member's unit with two coats of paint on the walls and trim at the time of move-out, as necessary. Ceilings will be inspected at time of move-out and painted if necessary. The co-op will select the painting vendor who will be responsible for all surface preparation such as patching holes. Any preparation deemed to be due to excessive wear and tear (i.e.: large holes in walls, removing wallpaper, etc.) will be charged back to the outgoing member. Additionally, if walls require additional coats of paint above the two coats, these additional coats of paint will be charged back to the outgoing member.
5. The co-op's maintenance committee and/or management company and the outgoing member shall attempt to arrange a mutually convenient time for the painting prior to move-out. **In all cases, the member shall allow the painter access no later than five (5) days prior to move out. Failure to allow access will result in the member being charged the full cost painting the unit.**
6. Members shall only use paint types specified by the co-op unless authorized by the paint co-ordinator/management company. Any deviation from co-op standard shall be at the expense of the member, and any additional costs to restore the paint to co-op standard shall be the responsibility of the member.

Procedure:

1. Member calls in request for paint to maintenance committee/management company.
2. Records are reviewed to determine eligibility. If eligible, a SPO will be issued to General Paint and the member will be notified to pick up paint.
3. If paint exceeds the maximum allowance, the co-op will charge the member the difference. If paint does not exceed the maximum allowance, the co-op will retain the difference.
4. Once the painting is complete, the inspector (a representative of the maintenance committee/management company) will inspect the workmanship and "sign off" on the painting. If, for example, the maximum allowance was spent on paint and only one or two rooms were painted, the inspector will "sign off" that the job was only partially complete and will prorate the allowance.

To Clarify Colour and Texture:

Envirogard S/G Ltx Wht
½ Antique White

Hi Hide Ltx Int Eggshell
½ Antique White

Ceiling paint to be flat white latex ceiling paint.

Paint to be picked up from the General paint location noted on the SPO.