

CARDIFF HOUSING CO-OPERATIVE INC

PARKING BY-LAW

BY-LAW NO. 30

**This By-law repeals and replaces By-law No. 16, Parking By-law, enacted
November 20, 1986.**

PREAMBLE

The Co-op has been formed to:

- provide Members with units of housing at non-profit prices;
- provide Members with the use of available parking facilities at non-profit prices;
- provide Members with equal use of these and all other available Co-op facilities.

The Co-op provides its services to Members based on its Annual Operating and Capital Budgets, approved by the Members, from funds primarily provided by full unit and parking rentals. Revenue from all other sources, if any and housing Charge Assistance to members who qualify for such assistance, is provided by Canada Mortgage and Housing Corporation.

The Board of Directors is responsible for the management of the Co-op, including unit and parking space rental in accordance with its By-laws, and for overseeing the administration of its By-laws in general. Situations not provided for in this or any other By-law must be addressed and decided by a properly constituted Board to ensure fair and equal treatment of all Members, and to guard against vacancy loss/budget shortfalls.

Unrented Parking Spaces must be reported to the Board as soon as any space becomes vacant, and if no internal waiting list exists, the Board will take steps to rent the space (advertising etc.).

ARTICLE 1

PARKING FACILITIES

- 1.1 The Co-op's facilities include parking for 21 automobiles: 16 underground and 5 outside parking spaces. Charges for unit and parking space rental are determined annually as set out in Article 3 of this By-law.
- 1.2 In all instances, priority for allocation of parking space will be given to a Co-op Member and Resident Households.
- 1.3 Each Member Household is entitled to one parking space, subject to availability, when required to park a licensed vehicle belonging to that Household.
- 1.4 Spaces will be allocated to suit the special needs of disabled Members, or Members with medically documented special needs. Priority for allocation of spaces will be given to disabled Members.
- 1.5 Second spaces will be allocated as available, on a month-to-month basis and may be reallocated to households requiring a first space.
- 1.6 Spaces to be used for parking vehicles without current, valid licenses or snowmobiles, trailers, or other recreational vehicles will be allocated on a month-to-month basis only, and may be reallocated to households requiring a first or second space.
- 1.7 Residents must inform the Co-op immediately if they no longer require a parking space by giving a minimum of 30 days' written notice. The Board must decide any exceptions as to notice.

- 1.8 No parking spaces will be reserved for Members' visitors/guests. However, when parking spaces not permanently rented are available, Members may request a temporary parking space for a visitor/guest. The charge for temporary parking will be in the amount of the prevailing rate as determined by the Board.
- 1.9 No parking space will be allocated to vehicles, which exceed the size of the parking space available.

ARTICLE 2

REGISTRATION

- 2.1 Members must apply to the Co-op for a parking space and provide the information requested in connection with the application.
- 2.2 Members must inform the Co-op immediately of any changes in the vehicle information registered with the Co-op.

ARTICLE 3

PARKING CHARGES

- 3.1 Parking charges will be reviewed annually at the time of Budget preparation and the Board of Directors will make recommendations for revisions to the Members, as necessary.
- 3.2 Monthly parking charges to Members and Tenants are payable at the same time as housing charges/rents.

ARTICLE 4

WAITING LISTS

- 4.1 Members currently allocated a space will be eligible to apply for a space in another parking area.
- 4.2 When all available spaces have been allocated, a waiting list will be established based on date of application. Regardless of date of application, Members currently allocated a space will have priority should they wish to apply for a space in another parking area. All requests for a first space will have priority over requests for a second space, and requests for a second space will receive priority over requests for a space for an unlicensed vehicle or recreational vehicle.

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- 4.3 When it is necessary to reallocate a space in order to allow a Member a first space, spaces to be reallocated will be selected in the following order of priority:
- spaces allocated to non-residents
 - spaces allocated to residents for unlicensed or recreational vehicles
 - second spaces (priority to be based on length of residence in the Co-op).

ARTICLE 5 PARKING RESTRICTIONS

- 5.1 Members, Tenants and Non-residents may park vehicles only in the space allocated to, and paid for by them.
- 5.2 Any vehicle parked in a "No Parking" or "Handicapped Only" area will be tagged and/or towed away at the owner's expense.
- 5.3 If a Member, Tenant, Non-resident, a visitor/guest or a service person parks in a Member's allocated space without that Member's express permission, the following action will be taken:
- in the first instance, a written warning will be sent to the person concerned;
 - in the case of a second violation, a fine of \$20. will be imposed;
 - in the case of a third or subsequent violation, the matter will be referred to the Board. The Board will impose a further fine, or take such action, as it deems appropriate.
In the case of a violation by a member's visitor/guest, the member will be fined by the Co-op or dealt with by the Board.
- 5.4 All those allocated a Parking Space must respect all traffic control signs in the parking areas, including parking signs reserving parking spaces for Handicapped Persons Only.
- 5.5 Parking spaces may not be sublet.

ARTICLE 6

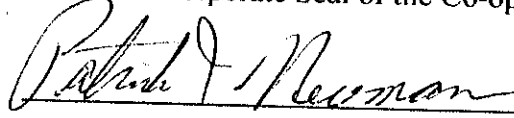
USE AND MAINTENANCE OF PARKING SPACES

- 6.1 No mechanical work or automotive repairs other than light repairs will be carried out in the parking areas.
- 6.2 All Drivers are expected to observe courtesy towards their neighbors by parking in a way not to interfere with the entry or exit of other vehicles or the legitimate use of the parking areas by other Members.

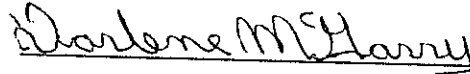
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- 6.3 The Co-op will be responsible for the maintenance, repair and regular cleaning of the parking areas. All Members are expected to co-operate in keeping parking areas tidy.
- 6.4 Parking spaces may be used only for the parking of vehicles and the reasonable storage of car-related items (e.g., spare tires).

PASSED by the Board of Directors and sealed with the Corporate Seal of the Co-op this 29th day of May 2000.



Patrick Newman, President

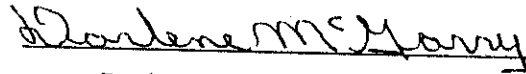


Darlene McGarry, Vice President

CONFIRMED by at least two-thirds of the votes cast at a General Meeting of Members, this 26th day of July, 2000.



Patrick Newman, President



Darlene McGarry, Vice-President

14/08/2000