

Noons Creek CO-OP Policies	Date Issued	20 March 1991
Paint and Wall Coverings	Date Reviewed	17 April 1994
	Policy #	11

Approved at General Meeting March 20, 1991

1. While members occupy unit

Effective 36 months after paint has been supplied by the co-op and each 36 months thereafter each unit may submit a written request for paint, based on the following:

- Two bedroom unit 6 gallons maximum
- Three bedroom unit 7 gallons maximum
- Four bedroom unit 9 gallons maximum

All paint supplied by the co-op for this purpose must meet or exceed the quality of paint noted in the “co-op accepted specifications”.

2. When members are vacating

If the following applies:

- a) The vacating member has altered the drywall coverings by either applying wallpaper or by painting them a colour other than that specified in “co-op accepted specifications” And;
 - i. The in-coming member does not wish the wall surfaces to be anything other than that which is stipulated in the “co-op accepted specification”, then the Vacating member is responsible for returning the walls to “co-op accepted specifications” at the vacating members cost.
 - ii. The in-coming member does wish to accept the altered wall covering and/or paint colour, the in-coming member shall sign a form, stating the “wish to accept changes to paint colours and wall-coverings in unit” prior to move-out inspection of vacating member.

NOTE: When this “in-coming” member leaves the Co-op, dependent on the next member moving in and his wishes, either i. or ii. Above would then apply.

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3. Cost break-down when member vacating

The following costs are for both materials and labor, and is to be pro-rated based on the following:

If member has occupied unit for:

- 12 months member pays 75% & co-op Pays 25%
- 18 months member pays 50% & co-op Pays 50%
- 24 months member pays 25% & co-op Pays 75%
- 36 months member pays 0% & co-op Pays 100%

The decision regarding which, if any walls require painting shall be made by the members of the move-out inspection team.

The labor required in painting the walls may be done by, or contracted privately by, the vacating member but at all times the workmanship must meet professional standards and be approved by the members of the move-out inspection team.

Should the vacating member have the co-op perform or contract the painting, it is understood that the costs shall be incurred by the vacating member, based on the cost break-down formula stated above.

4. Co-op accepted specifications

When painting the interior walls of co-op units, all paint used must meet or exceed the specifications as listed below:

Colour scheme:

- 1 (warm) GP 3010W
- 2 (cool) GP 3029W

Paint types:	kitchen	semi-gloss alkyd enamel
	baths	semi-gloss alkyd enamel
	all other drywall areas	washable latex