

**MIMICO CO-OPERATIVE HOMES
INCORPORATED**

BY-LAW NO. 35

PARKING BY-LAW

PASSED BY THE BOARD: **February 22, 2006**

CONFIRMED BY THE MEMBERS: **May 3, 2006**

MIMICO CO-OPERATIVE HOMES INCORPORATED.

BY-LAW No. 35

PARKING BY-LAW

A By-Law relating to parking of Mimico Co-operative Homes Incorporated. (the "Co-operative")

The Co-op's Manager will be responsible for administering the parking arrangements (including processing of *Visitor Permits* and record keeping) in accordance with the provisions of this By-Law *with the exception of Article 5. The Co-op may retain an independent tag and tow service to administer the enforcement provisions of Article 5.*

All the Articles in this By-Law apply to residents living in the apartment building. Residents living in townhouses have their own separate parking spaces, two per townhouse, located in the driveways that pass through the ground floor of each townhouse. Parking charges for the townhouses are included in the housing charge. Residents must provide the Co-op with any vehicle information that is requested and inform the Co-op of any changes in this information. The following Articles apply to residents living in townhouses: 1.07, 1.08, 2.02, 2.03, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.09, 5.10, 5.11, 6.01, 6.02, and 6.04. *The following articles apply to Bellwoods Centres for Community Living (Non-Residents): 1.07, 1.08, 2.05, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 6.01, and 6.02.*

ARTICLE 1

ALLOCATION OF PARKING SPACES

- 1.01 Each household is entitled to one parking space, subject to availability *and to the terms set down in this By-Law*, when required to park a licensed vehicle *normally in the possession of* that household. *These* spaces will be assigned on a first come, first served basis with the exception as noted in Article 1.02.

- 1.02 *Where possible*, priority for the allocation of parking spaces will be given to members with special needs e.g. members with a valid Disabled Persons Parking Permit (D.P.P.P.).
- 1.03 A second space may be allocated *to a household* as available. Second spaces will be allocated on a month-to-month basis and may be reallocated at any time to a household requiring a first space.
- 1.04 Spaces to be used for parking snowmobiles, trailers, or other recreational vehicles will be allocated on a month-to-month basis only, and may be reallocated at any time to households requiring a first or second space.
- 1.05 Each non-resident, permanent full time employee *is* entitled to one parking space in the area designated for staff parking.
- 1.06 Members *and Long Term Guests* must inform the Co-op immediately if they no longer require a parking space.
- 1.07 No parking space will be allocated to and no space shall be used for a vehicle which exceeds the length, width, or height capacity of the parking spaces available. If a vehicle exceeds the length, width, or height capacity of the parking spaces available, the Co-op will not provide alternative parking arrangements. The vehicle must therefore be parked off Co-op property.
- 1.08 Visitors and Bellwoods Centres for Community Living non-resident staff members may use the designated visitor parking areas to park, subject to availability and to the terms set down in this By-Law.

ARTICLE 2

REGISTRATION

- 2.01 *Any resident or Long Term Guest who uses Co-op facilities to park must first provide the license plate numbers and proof of insurance of all vehicles owned or operated to the Co-op, apply to the Co-op for a parking space, and receive authorization to park. Households with more than one vehicle must repeat this procedure for each vehicle in their possession.*
- 2.02 Any resident, or Long Term Guest who has provided the Co-op with vehicle information must inform the Co-op immediately of any changes in the information provided.

2.03 Townhouse residents and their Long-Term Guests must register their vehicles with the Co-op and notify the Co-op immediately of any changes in the information provided.

2.04 Bellwoods Centres for Community Living shall register any vehicles and immediately notify the Co-op of any changes in the vehicle information for their non-resident staff members using Co-op parking facilities. Upon registration, Bellwoods staff may use the visitor parking areas, as available, to park.

ARTICLE 3

PARKING CHARGES

3.01 Parking charges are decided annually by normal budget processes. They are subject to change accordingly.

3.02 Parking charges are payable on the first day of each month and shall be included in the monthly housing charges for any unit of the Co-op where applicable.

ARTICLE 4

WAITING LISTS AND RELOCATION

4.01 *Households* currently allocated a *parking* space *are* eligible to apply for *relocation* by submitting a completed parking spot relocation form to the office.

4.02 *Whenever* all available *parking* spaces have been allocated, a waiting list will be established based on the date of application. Regardless of date of application *households* currently allocated a space will have priority should they wish to relocate. All requests for a first space will have priority over requests for a second parking space and requests for a second parking space for a recreational vehicle.

4.03 When it is necessary to reallocate a space in order to allow a *household* a first space, spaces to be reallocated will be selected in the following order of priority:

1. Spaces allocated for recreational vehicles.
2. Second spaces (priority based on length of residency in the Co-op).

ARTICLE 5

PARKING RESTRICTIONS

- 5.01 Residents, *Long Term Guests* and employees may use only the space (or spaces) allocated to them.
- 5.02 Parking spaces **may not** be sublet.
- 5.03 Any vehicle parked in "No Parking" area *may* be tagged and towed away at the owner's expense.
- 5.04 *Everyone must obey* all traffic control signs in the parking areas.
- 5.05 VISITOR PARKING SPACES: Residents and Long Term Guests may not park in the visitor parking areas at any time without the expressed consent of the Co-op. These spaces are for Co-op visitors and Bellwoods non-resident staff members only.

No visitor parking after 2:00 a.m. Violators may be tagged and towed at the owner's expense.

EXCEPTION - Permit Parking only after 2:00 a.m.

(OVERNIGHT)

A household may obtain an overnight visitor parking permit for their guests. A telephone number will be provided to members for obtaining overnight visitor parking permits outside of office hours.

(48 HOURS)

A household may obtain a visitor parking permit valid for 48 hours for their guests. Members must apply to the Co-op office for this permit.

(UP TO TWO WEEKS)

A household may obtain a visitor parking permit valid for up to two weeks for their guests. Members must apply to the Co-op office for this permit.

- 5.06 Parking spaces designated for staff members may not be used by anyone else during the normal working hours of Co-op staff, which may vary. Anyone using these spaces at other times must remove their vehicles before 7:30 a.m. Weekends and holidays excepted.
- 5.07 A visitor may not park in a space allocated to a member of the Co-op unless the member whose space is concerned consents and registers the visitor's vehicle with the Co-op and obtains a visitor-parking permit in

accordance with Article 5.05. Violators may be tagged and towed at the owner's expense.

- 5.08 UNDERGROUND PARKING: All unauthorized and unregistered vehicles parked in the underground parking area may be tagged and towed at the owner's expense. NO EXCEPTIONS.
- 5.09 DISABLED PARKING SPACES: Both above ground and below ground disabled parking spaces are provided. Vehicles using these spaces must have a valid Disabled Persons Parking Permit. (D.P.P.P.) clearly visible in the window or on the visor. Any vehicle not displaying the permit as required by this paragraph may be tagged and towed. THE ONLY EXCEPTION TO THIS IS VEHICLES UNDER ARTICLE 5.07 OF THIS BY-LAW.
- 5.10 VIOLATIONS: Except for Article 5.08 and Article 5.09, violators of the Parking By-Law may be tagged ON THE FIRST AND SECOND OFFENSES and may be tagged and towed on the THIRD AND SUBSEQUENT OFFENSES. Violators of Article 5.08 or Article 5.09 may be tagged and towed ON THE FIRST OFFENSE.
- 5.11 ENFORCEMENT: The Co-op may retain an independent tag and tow service to administer the enforcement provisions of Article 5 of this By-Law.

ARTICLE 6

USE AND MAINTENANCE OF PARKING SPACES

- 6.01 *Major* repairs (motors, transmissions, body work, oil change, etc) may not take place in the parking garage. No maintenance or repairs, minor or otherwise, is permitted on co-op property. Any spills or leaks must be cleaned up immediately. (For example, kitty litter will absorb oil or anti-freeze).
- 6.02 Residents *must use* their parking space in such a way as not to interfere with the entry or exit of other vehicles or the legitimate use of the parking areas by other members.
- 6.03 Residents are expected at all times to keep their vehicles in such a state of repairs that they cause no excessive noise or pollution that could interfere with the reasonable enjoyment of the premises by other members.

6.04 The Co-op will be responsible for the maintenance, repair and regular cleaning of the parking areas. Residents are expected to keep the parking areas tidy.

6.05 Parking spaces may be used only for the parking of vehicles and the reasonable storage of automobile-related items e.g. spare tires. Batteries, hazardous fluids etc., are not permitted.

ARTICLE 7

SPEED LIMIT ON CO-OP PROPERTY

7.01 The speed limit in the underground parking is ten (10) kilometers per hour.

ARTICLE 8

NO DERELICT VEHICLES ON CO-OP PROPERTY

8.01 All vehicles parked on co-op property must be roadworthy, licensed and insured. Any derelict vehicles found on co-op property will be towed away at the owner's expense.

ARTICLE 9

PENALTY FOR VIOLATION OF THIS BY-LAW

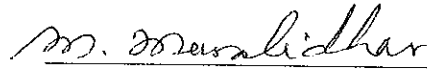
9.01 From time to time the co-op may appoint a "ticketing agency" to assess fines and tow away vehicles violating this by-law at the owner's expense.

9.02 In addition, any member of the co-op witnessing an obvious infraction of this by-law is requested to report it in writing to the office. After three written complaints, the offender may be requested to attend a Board of Directors meeting, at which time termination of occupancy may be considered.

9.03 On issues where this by-law is silent, the terms of other applicable policies and bylaws shall apply.

PASSED by the Board of Directors and sealed with the corporate seal of
MIMICO CO-OPERATIVE HOMES INCORPORATED this 22nd day of February, 2006.

c/s


Secretary

CONFIRMED by two-thirds of the votes cast at a general meeting of the
members of MIMICO CO-OPERATIVE HOMES INCORPORATED this 3rd
day of May, 2006

c/s


Secretary