



COMMON AREA POLICY

February 23, 2015
(Revised September 2015)

1. **PURPOSE:**

The purpose of this policy is to ensure the safety of members, children, and visitors within the Co-op. Further, this policy is intended to ensure the care and protection of both Co-op property and that of its members and visitors.

2. **DEFINITION OF COMMON AREA:**

Common Area refers to any and all areas within the confines of the Co-op excluding those areas designated as belonging to an individual unit.

Common Area(s) includes sidewalks, roads, administration grounds and children's playground.

3. **Recognizing that:**

- a) children need physical activity to develop in a healthy manner
- b) common area(s) are used by all members, visitors and guests
- c) the safety of members, visitors and property must be protected
- e) the majority of members favor allowing some form physical activity in the co-op the following shall apply.

4. **BALL GAMES:**

The playing of ball games is prohibited in Common Areas. This includes, but is not limited to, baseball, basketball, football, and soccer. This policy also includes recreational games such as hockey plus the throwing of 'objects' such as frisbees.

4a. **Guidelines:**

- i. Ball playing on member's grounds will refrain from actions that may cause injury to other members, children, and visitors or cause damage to member's property and/or the property of the Co-op.

- ii. Pedestrians in the Co-op have right of way. Adults and children playing ball within unit grounds are responsible to be aware of other children or passers-by at all times.
- iii. Ball playing within unit grounds must be adjusted or temporarily stop for the safety of passers-by, or upon a vocal warning or request by another member or by Staff.
- iv. There shall be no unnecessary or unreasonable noise while playing. This includes the use foul language such as swearing and/or the use of vulgar language and/or behavior.

5. IN ADDITION:

In addition to the above, the following apply to all Common areas:

- a) Glass of any type (glasses, bottles, plates, etc.) is prohibited in the playground.

No garbage (bottles, bottle caps, broken glass, cigarette butts, etc.) shall be left in common areas and/or the playground.
- b) Children younger than 6 must be supervised by someone 12 or older at all times.
- c) Smoking and the drinking of alcoholic beverages is not allowed in the playground area.
- d) Members, their children and guests must maintain the appearance of all common areas (*examples: no littering, picking up litter when found and disposed of in the appropriate container*).

6. ENFORCEMENT

Should the member(s) do not comply with the Common Area Policy the following will apply:

- 1st Offence – Member(s) will be sent a written warning from the Co-op Office
- 2nd Offence – Member(s) will be sent a second written warning from the Co-op Office
- 3rd Offence – Member(s) will be issued a fine of \$50.00 by the Co-op Office
- 4th Offence – Member(s) will be served with a Notice to Consider Eviction

CERTIFIED to be a true copy of **Common Area Policy** of **Mariposa Co-operative Homes Inc.**
passed by the Board of Directors at a meeting held on February 23, 2015.

Secretary

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