

CLEARWATER HOUSING CO-OPERATIVE

PAINT POLICY

1. Units are fully painted, including walls, closets, window sills and ceilings to the satisfaction of the Move-out committee prior to occupancy by a new member.
2. The painting of units must be carried out either professionally or up to professional standards by the member. This would include preparing walls ready for re-painting – i.e. filling in small holes, sanding as required, etc. and the use of an undercoat especially when covering a darker/different colour. Extra care must be given to preparing walls for painting where they have previously papered. Sizing should be applied to walls prior to paperhanging.
3. If a written agreement is made between the outgoing member and the incoming member as pertains to painting and/or wall paper, this agreement must be approved and also signed by at least one (1) member of the Board of Directors.
4. Members are permitted to paint the inside of their units to suit their taste.
5. Upon move-out, all walls, closets, window sills including behind appliances must be painted back to a neutral color. The direction for this color will be provided by the Move-Out Committee and/or the Co-op administrator where a PO will be provided with the color code and supplier so that the member is able to purchase the paint at the same cost as the co-operative. Contact administrator for information.
6. The ceilings will be done on a need-to-do basis by the co-operative and at the cost of the co-operative.
7. If there is no incoming member and the outgoing member wishes to appeal painting for the following below reasons, it will be at the discretion of the Board of Directors as to painting requirements or not. The Board of Directors decision is final as to painting of a unit.
 - a) The member has lived in the unit less than one (1) year
 - b) The member has recently painted the unit and feels that it may enhance the home
8. Upon move-out, painting must be completed and inspected no later than ten (10) days prior to vacating of the property. Any touch-ups must be completed two (2) days prior to vacating unit.
9. The paint policy also applies for members who are doing an internal transfer from one unit to another within the co-operative.

This policy pertains to all members of the co-operative new and current, effective April 7, 2011 and revised April 8, 2014