

Glen Oaks Co-op

Glen Oaks Co-operative Homes Inc.

Policy for Member Responsibility for Damage to

Glen Oaks Co-Operative Homes Inc. Property

Glen Oaks Co-Operative Homes Inc. has a policy requiring their members to pay for the repair of any damages to this property that is considered beyond reasonable wear and tear or for any cost associated with a tenant's negligence or willful act, or that any guest or visitor permitted on the leased premises by the resident.

This policy includes a variety of maintenance repairs that include but not limited to the following:

- Drywall and door repair
- Wallpaper removal
- Broken lighting fixtures, handrails
- plugged toilets and drains
- Damages counter tops
- Appliance repairs
- Window and screen replacements
- Fencing, parking lot repairs
- Fire and water-related damages
- Service-related charges: grounds upkeep, court cost and lock outs
- vandalism to the Glen Oaks Co-op property by member or its guests

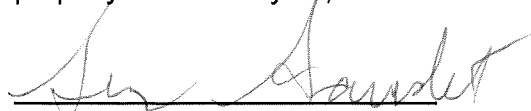
When an annual unit inspection or routine work order/maintenance request is completed and it is determined that damages noted are beyond normal wear and tear, **Glen Oaks Co-Operative Homes Inc.** will determine appropriate charges that will be expected to be paid by the household.

Notice will be provided to the household itemizing damages and charges. If the household can not pay the full amount within 30days as per notice date, a repayment agreement will be offered.

Failure to repay and chargeback amount may result in legal action by **Glen Oaks Co-Operative Homes Inc.**

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Policy Approved by the Board of Directors of Glen Oaks Co-operative Homes Inc. at a meeting properly held on July 25, 2017.



President