

Galleria Rule

PLANTS IN THE ATRIUM

1. Objectives of this Plants Rule:

Our atrium, and its presentation, is the special and unique feature of our condominium. Our Board is responsible to sustain this feature as a key determinant of our premium quality building. Plants require regular specialized horticultural care to maintain a healthy and vigorous appearance and to suppress disease and insects.

2. The Galleria Corporation shall:

- Engage a professional horticultural to oversee the wellbeing of the plants.
- Assure all plants are selected by the horticulturalist for suitability to the unique conditions of the atrium.
- Arrange for plants to be planted and tended according to directions of the horticulturalist.
- Cause the removal of any diseased or infected plant, if that plant is the responsibility of an owner, tenant or occupier per section 61.1 of the Bylaws of the Corporation.
- Cause owners, tenants and occupiers to indemnify the Corporation for any damage to or loss attributed to their plant(s) per Section 61.1 of the Bylaws.

3. Owners, Tenants, and Occupiers of a Unit shall not:

- Allow any diseased or infected plants on their indoor balconies, English gardens or near their unit.
- Introduce or leave any natural or artificial plants, or decorative rocks or artifacts, into the atrium or into planters in the atrium.
- Add water, fertilizer or any other substance to plants in the atrium nor shall they prune, remove or otherwise damage such plants. Maintenance of the plants in the atrium is the responsibility of the board and any concerns regarding maintenance should be directed to the board by the usual processes.

4. Owners, Tenants, and Occupiers shall:

- Be responsible for the selection and maintenance of plants within their units (balconies, English gardens, residence)
- Promptly take such actions to eradicate or mitigate the potential transmission of disease or insect pests as may be recommended by the Galleria's horticulturalist acting reasonably.
- Provide access to indoor balconies and English gardens for plant inspection following reasonable notice, per Section 61.1 and 2(a) by-laws – Corporation Access to Units.
- Immediately remove all plants found to be diseased or infected.
- Shall be assessed damages equal to the cost of professional decontamination of the atrium if their indoor balcony or English garden plant is contaminated and if similar contamination is found to have spread to plants in the atrium per section 44(b) of the Bylaws, in addition to damages, a penalty may also be assessed in the event of more than one such instance, as per section 4(h).

History of Rule:

First Drafted: April 23, 2009
Revised: July 12, 2011

Board Approval of Rule:

Board Approved: September 16, 2020