

Condominium Structure and Responsibilities (June 2026)

The development will be registered as a common element condo corporation. (Revised draft plan submitted in second submission) The common elements are internal private roads, community sidewalks, surface parking (resident, resident visitor, commercial spaces), open spaces and water meter room.

Within the common element corporation will be a number of POTLs (parcels of tied land). The back to back units and conventional townhomes will all have POTLs (26 in total) and be more 'freehold' in nature.

The stacked townhome blocks and mixed use blocks will have separate POTLs, being Blocks A, B, C, G, H, I and J. Depending on the phasing of the development, each of these blocks may be a standard condo that is 'embedded' within the common element condo. A number of parking spaces that are allocated to stacked townhomes are identified as POTLs as well. The balance of surface parking is within the common elements.

The common element condo will provide the following services;

- a) Snow clearance of private roads and sidewalks
- b) Grass cutting and overall landscape maintenance, including the POPS open space
- c) Overall liability Insurance
- d) Reserve fund for repairs and replacement

The standard condos 'embedded' with the common element corporation would offer additional services to these unit types;

- a) Overall exterior maintenance of the unit type, including long term replacement of wearing parts (ie, windows, roof repair, replacement)
- b) Insurance for building structure
- c) Reserve fund

Snow removal would be managed depending on the size of the event. Snow melting products would be used for minor events and ploughing and hand work would be used for more significant events. Under very significant events, snow would be removed off site.