

(e) No Avoidance - A Member is not exempt from the obligation to contribute to an Assessment or Special Assessment of Association Dues even if,

(a) the Member has waived or abandoned benefits provided through the Association; or,

(b) the Member is making a claim against the Association.

(f) Lien Upon Default - If a Member defaults in the obligation to contribute to an Assessment or Special Assessment of Association Dues, the Association has a lien against the Member's Townhome for the unpaid amount together with all interest owing and all reasonable legal costs and reasonable expenses incurred by the Association in connection with the collection or attempted collection of the unpaid amount.

(g) Notice of Lien - A Notice of Lien when registered covers,

(a) the amount owing under all of the Association's liens against the Member's Townhome;

(b) the amount by which the Member defaults in the obligation to contribute to the Assessment or Special Assessment of Association Dues after the registration of the Notice; and

(c) all interest on the full amount owing calculated at a rate of twenty-four (24%) per cent per annum, two (2%) per cent per month and all reasonable legal costs on a solicitor-client scale and reasonable expenses that the Association incurs in connection with the collection or attempted collection of the amounts described in clauses (a) and (b), including the costs of preparing and registering the Notice of Lien and a discharge of it.

- (h) Lien Enforcement - The lien may be enforced in the same manner as a mortgage.
- (i) Discharge of Lien - Upon payment of the amounts described in Section 6 (g) hereof, the Association shall prepare and register a discharge of the Notice of Lien in the form prescribed by the Minister and shall advise the Member in writing of the particulars of the registration.
- (j) Priority of Lien - A lien has priority over every registered and unregistered encumbrance even though the encumbrance existed before the lien arose but does not have priority over a lien for municipal taxes.
- (k) Default with Respect to Leased Townhome - If a Member who has leased his Townhome defaults in the Member's obligation to pay an Assessment or Special Assessment of Association Dues, the Association may, by written notice to the lessee, require the lessee to pay the lesser of the amount of the default and the amount of the rent due under the lease.
- (l) Service on Lessee - The Association must give the notice to the lessee by personal service or by sending it by prepaid mail addressed to the lessee at the address of the Townhome.
- (m) Notice to Member - If the Association gives a notice to a lessee, it shall give a copy of the notice to the Member of the Townhome that the lessee has leased.
- (n) Service on Member - The Association shall give the copy of the notice to the Member personal service or by sending it by prepaid mail addressed to the Member at the address for service that appears in the record of the Association.
- (o) Rent Paid to Association - Upon receiving a notice under Article VI, section 6 (i), the lessee shall make the required payment to the

Association even if an encumbrancer of the Townhome has acquired the right of the lessor to receive rent under the lease.

(p) No Default in Lease - The payment to the Association shall constitute payment towards rent under the lease and the lessee shall not by reason only of the payment to the Association be considered to be in default of an obligation in the lease.

## **ARTICLE VII - GENERAL PROVISIONS**

### **1. VOTING SHARES**

The Association may vote any and all shares held by it in any other Association by the President or the Vice-President, and the Secretary, acting jointly, or such other officers, agent or proxy as the Directors may appoint and any such officer may likewise appoint a proxy to vote said shares.

### **2. CHEQUES, DRAFTS, ETC.**

All cheques, drafts or other orders for payment of money, notes or other evidence of indebtedness issued in the name of or payable to the Association and any and all securities owned or held by the Association requiring signature for the transfer shall be signed or endorsed by such person or persons and in such manner as from time to time shall be determined by the Directors.

### **3. ENDORSEMENT OF DOCUMENTS AND CONTRACTS**

Subject to the provisions of applicable law, any note, mortgage, evidence of indebtedness, conveyance or other instrument in writing and any assignment or endorsement thereof executed and entered into between the Association and any other person, when signed by two (2) of the President, Vice-President, Secretary, or Treasurer of the Association shall be valid and binding on the Association in the absence of actual knowledge on the part of the other person

that the signing officers had no authority to execute the same. Any such instruments may be signed by any other person or persons and in such manner as from time to time shall be determined by the Directors, and, unless so authorized by the Directors, no officer, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or to render it liable for any purpose or amount.

#### 4. ANNUAL REPORT

The Directors shall cause an annual report to be prepared and sent to the members no later than one hundred and twenty (120) days after the end of the Association's fiscal year. Such annual report shall be prepared in conformity with the requirements of the Corporations Act, R.S.O., 1990 and as it may hereafter be amended.

#### 5. FISCAL YEAR

The fiscal year of the Association shall be such a date as determined by the Directors

#### 6. CONSTRUCTION AND DEFINITIONS

Unless the context otherwise requires the general provisions, rules of construction and definitions contained in the general provisions of the Corporations Act, RSO, 1990 shall govern the construction of these by-laws.

#### 7. BY-LAWS PREVAIL

(a) In the event of any conflict or inconsistency between the By-laws and the remainder of the Governing Documents as defined herein, the By-laws shall have priority over the aforesaid Governing Documents and to the extent of any such conflict or inconsistency, the By-Laws shall prevail.

(b) The Directors may, at any time and from time to time, amend the provisions of the registered Building Scheme and Deed Restrictions, by passing By-laws not inconsistent with the objects of the Association.

## 8. REFERENCES TO THE DEVELOPER DELETED

Any and all references to approval, permission, satisfaction or benefit of the “Developer” contained in the Deed Restrictions, Building Scheme or By-Laws shall be deemed to automatically be amended by substituting for the word “Developer”, the word, “Directors”, as the appropriate governing body.

## 9. TERM

The Supplementary Letters Patent, Deed Restrictions, Building Scheme, By-laws and Policies of the Association are for the benefit of each Member and respective transferees in order to continue the objects of the Association for the benefit of its Members. Accordingly, it is the intent hereof that the Term of Forty (40) years set out in the registered Deed Restrictions and Building Scheme of the lands affected by the registered Deed Restrictions and Building Scheme is subject to the Land Registrar's authority to delete the registered Deed Restrictions and Building Scheme from the parcel register upon the following conditions:

1) The expiration of the Forty (40) year Term; and, on either of the following two events:

(a) An Application to the Land Registrar by all the registered owners of the lands affected by the registered Deed Restrictions and Building Scheme to delete their entry from the parcel register subject to obtaining the consent of every person entitled to the benefit of the Deed Restrictions and Building Scheme; or

(b) A Court Order, if proof is made satisfactory to the Court, that the order will benefit the persons principally interested in the enforcement of the covenants.

2) Evidence of consent required in subparagraph (a) above would consist of:

(i) A statement from a lawyer, affirming that all parties entitled to the benefit of the covenants have consented to the deletion of the Deed Restrictions and Building Scheme from the parcel register; or,

(ii) The consent of the parties appearing to benefit from the covenants, filed as evidence with the applicable Land Registry Office.

3) Failure of the Land Registrar to comply with the provisions hereof shall mean that the registered Deed Restrictions and Building Scheme and the By-laws and Policies made thereunder shall continue in full force and effect and shall be binding on all Members of the Association and their respective transferees.

4) This Section 9 is subject to the right of the Association to institute such legal remedies as the Directors deem advisable to compel the Land Registrar to comply with the wishes of the Association.

## 10. GOVERNING DOCUMENTS RUN WITH TITLE TO TOWNHOME/TOWNHOUSE LANDS

The Supplementary Letters Patent, the registered Deed Restrictions, the registered Building Scheme the Association By-Laws, and the Southwood Lakes Policy handbook, also known as the Southwood Lakes Community Development Association Policies the “Governing Documents” shall be binding upon and ensure to the benefit of the Members and their respective heirs, successors and assigns. Without

limiting the generality of the foregoing, the rights, privileges and obligations of the Members and their successors are for the benefit of the Members and as such run with the title of the Townhome/ Townhome Lands and such rights, privileges and obligations shall be observed and performed by the Members and all subsequent owners/ successors in the title of the Townhome/Townhome Lands.

## 11. DOCUMENTS

(a) upon the prospective transfer / sale of a Townhouse from a Member to a Purchaser, the Member shall do the following:

- (i) provide real estate sales representatives and prospective purchasers with a copy of the Association's registered Deed Restrictions, Building Scheme and By-Laws and the Association's Policies in advance of entering into an agreement of Purchase and Sale; and
- (ii) attach a copy of the Association's registered Deed Restrictions, Building Scheme and By-Laws and the Association's Policies to the Agreement of Purchase and Sale,

in order to maintain full disclosure to the Purchaser of the Member's Responsibilities to the Association.

(b) The Association shall, within a reasonable time, provide a copy of the Association's registered Deed Restrictions, Building Scheme and By-Laws and the Association's Policies, if a member so requests in writing and pays a reasonable fee to compensate the Association for the labour and photocopying charges.

## 12. EXTENDED MEANINGS

All words importing the singular number include the plural and vice-versa and word importing gender include all genders.

### 13. INVALIDITY

The invalidity of any part of this By-law shall not impair or affect in any matter the validity or enforceability of the balance thereof.

### **ARTICLE VIII - AMENDMENT**

This by-law and any part thereof may be amended and repealed and new by-laws may be adopted by the affirmative vote of a majority of the Members present at a duly called and held meeting or, alternatively, by the vote of a majority of the Members present at any Annual Meeting, provided in either case that notice of intent to amend the By-Law has been provided in the meeting notice.



## Appendix “A”

### Deed Restrictions

NB - The By-Law provides that

“(a) In the event of any conflict or inconsistency between the By-laws and the remainder of the Governing Documents as defined herein, the By-laws shall have priority over the aforesaid Governing Documents and to the extent of any such conflict or inconsistency, the By-Laws shall prevail.

(b) The Directors may, at any time and from time to time, amend the provisions of the registered Building Scheme and Deed Restrictions, by passing By-laws not inconsistent with the objects of the Association.”

## SCHEDULE "A"

### DEED RESTRICTIONS

#### TOWNHOME LANDS

The Purchaser covenants and agrees that the Real Property, shall be burdened and subject to, and governed by the following restrictions which are to the benefit of other lands owned by the Vendor within Southwood Lakes, which lands shall be designated and described in the Transfer/Deed of land to be delivered to the Purchaser on Closing. The Property shall henceforth be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, reservations, easements, charges and liens hereinafter set forth without necessity of specific reference hereto. Absence of such specific reference to these Restrictions in any subsequent conveyance or other transfer of property in Southwood Lakes shall not excuse the grantee or transferee from full compliance herewith. The Vendor may release, diminish, vary or amend any or all of the restrictive covenants contained herein, in its absolute discretion and shall have no obligation to enforce any restrictive covenant against any other owner of lands within Southwood Lakes.

1. Unless prohibited by the context in which they are used, the following words, when used in these restrictions, shall have the following meanings:

- . (a) "Assessment" shall mean the Annual Assessment, Special Assessment and Supplemental Assessment issued by the Association to its Members.
- . (b) "Association" shall mean Southwood Lakes Community Development Association, a corporation not for profit.
- . (c) "Committees" means committees established by the directors of the Association.

- (d) "Common Areas" shall mean all real and personal property (or interest therein) located in Southwood Lakes that the Vendor may hereafter convey or transfer to the Association, or to The Corporation of the City of Windsor and any buildings or structures erected thereon including but not limited to the community centre and recreational areas.
- (e) "Exterior Townhome Components" means the Townhome roof, chimneys, exterior walls, foundations, dormers, and exterior architectural features, windows and exterior doors (except glass), exterior hardware, exterior lighting, driveways, sidewalks, irrigation systems and landscaping as described by the registered site plan #12M-29, the boundary fences and the community mail boxes;
- (f) "Members" shall mean all owners of, or party who has equitable interest in, any part of Southwood Lakes;
- (g) "Restrictions" shall mean the restrictions set forth in this Schedule "F".

2. The Purchaser shall not let its membership in the Association lapse or otherwise fault or fail to be in good standing and shall not fail to pay any Assessment levied against the Property when required by the Association By-laws. The Purchaser shall not waive or diminish its obligation to pay the Assessments based on forfeiting use of the Commons Areas.

3. The Purchaser shall not act contrary to any by-laws, as amended from time to time, both before and after the Closing Date.

4. The Purchaser shall not fail to pay any Assessment which the Association levies or charges for the Exterior Townhome Components and landscaping, property maintenance and snow removal to the Townhome Units.

5. The Purchaser shall not challenge the right of the Association to perform the following:

- . (a) operate, maintain, manage and improve the Common Areas, upgrade and maintain the landscaping in Southwood Lakes, establish and operate Committees, perform exterior maintenance functions in relation to the Townhome Units, or all other functions which are determined appropriate by its directors;
- . (b) set a budget and levy Annual Assessments, Supplementary Assessments and Special Assessments from each Member within Southwood Lakes;
- . (c) assess interest on late payments, take legal action or take such other action against Members who fail to pay annual maintenance assessments or special assessments in a timely fashion;
- . (d) register or enforce a lien against the Property of Members within Southwood Lakes who fail to pay Assessments when due.

6. The Purchaser acknowledges, covenants and agrees that:

- . (a) it shall not alter, replace, repair or maintain the Exterior Townhome Components, or any part thereof, which repair, replacement, maintenance and alteration is the responsibility of the Association for which the Purchaser shall pay an assessment;
- . (b) it shall not make or cause to made, any structural renovations or alterations to the interior of the Building, prior to obtaining written consent from the Vendor;

- (c) it shall not erect or install any fences, satellite dishes, swimming pools, or any other structure or thing on the property except in compliance with the design criteria imposed by the Vendor from time to time if permitted by the Vendor;
- (d) the Property shall not be used for the purpose of any profession, trade, or employment service, manufacture or business of any description, nor as a school, hospital or other charitable institution, nor as a hotel, rooming house, or other public resort nor for any sport (other than such games as are usually played in connection with the occupation of a private residence), nor for any other purpose, (other than a residence) which shall be a nuisance to the occupants of any neighbouring lands or buildings.
- (e) Fencing:
  - (i) No fence shall be constructed on the perimeters of the Property, save for fences erected by the Vendor, if any;
  - (ii) No fence or gate shall be installed or constructed on any property unless the fencing design, location, and material are approved by the Vendor
  - (iii) No swimming pool fencing shall be constructed using materials other than wrought iron or other materials approved by the Vendor;
- (f) save in a garage which is fully enclosed, it shall not store or park boats, campers, recreational vehicles, commercial vehicles, motorcycles or trucks within Southwood Lakes including private property and public right-of-ways;
- (g) it shall not permit motorized vehicles or motorized boats of any kind on the lakes within Southwood Lakes;

- (h) it shall not use garbage or refuse containers which have not been officially approved by Southwood Lakes or the Municipality
- (i) it shall not draw water from the ponds or lakes within Southwood Lakes;
- (j) it shall not keep or maintain poultry or livestock, other than dogs, cats and/or caged birds on the Property, and such dogs, cats and/or caged birds shall not be raised or maintained for commercial purposes. No rags, junk or other objectionable materials shall be placed or stored upon the Property. No tandem trucks or trailers or commercial vehicles shall be stored, garaged, parked, maintained or repaired on the Property, except as may be required during construction purposes to which it is appurtenant. No parcel owner shall permit a motor vehicle that is not in working order to remain on any parcel or on any street including both public and private rights-of-way", provided that such motor vehicle may be parked in a garage which is wholly enclosed;
- (k) it shall not allow open fires. Construction debris, branches and leaves must not be kept or stored on the Property
- (l) it shall not allow signs, billboards, notices or other advertising matter of any kind (except the ordinary signs offering the parcel and buildings thereon for sale or rent), to be placed on any part of the Property or upon any buildings or on any fence or tree on the said lands;
- (m) it shall not place any above ground utility lines on the Property;
- (n) it shall not permit trees, shrubs, or plantings to be cut down or removed from the Property and no trees, shrubs and no plantings in Southwood Lakes shall be cut down or removed without prior approval by the Vendor;

- (o) it shall not install or maintain lawns or gardens by using pesticides, herbicides or fertilizers unless these substances are approved by the Vendor. Products which amend existing soil nutrients controlling pets or insects or weed vegetation may not be used unless approved by the Vendor;
- (p) it shall not deposit material or foreign substance of any kind into the lakes, nor shall lake water be used to clean tools, equipment or other materials or substances foreign to the lakes;
- (q) it shall not maintain or permit satellite dishes or mechanical equipment, solar panels or collectors, or related equipment within Southwood Lakes except as approved by the Vendor;
- (r) it shall not permit site planning or grading to occur which requires changes to the existing topography of the Property;
- (s) it shall not restrict, impede or object to the Vendor or the Association entering onto the Property for the purposes of maintenance, repair, landscaping services, snow or litter removal to or from the Lands or the Exterior Townhome Components;
- (t) it shall not fail to name the Association as an additional named insured party on all policies of insurance covering or insuring the Property or the Exterior Townhome Components, in amounts satisfactory to the Association.

7. Wherever the covenants, restrictions and conditions herein contained are in conflict with the provisions of any applicable, federal, provincial, or municipal by-law, regulation or ordinance, those provisions contained herein or in such by-law, regulation or ordinance which is the most onerous or which places the greatest restrictive burden on the use of the Property shall be applicable.

8. The invalidation of any provision or provisions of these building restrictions by a lawful court order shall not affect or modify any of the other provisions of these restrictions, which other restrictions shall remain in full force and effect.

9. The Purchaser acknowledges that the Vendor is the developer of Southwood Lakes and that the aforementioned restrictions are to preserve the character and value and shall be registered against the title of all of the Property to the benefit of the land designated and owned by the Vendor, and shall thereby run with the land. The Purchaser further agrees and acknowledges that the aforementioned restrictions shall enure for the benefit of the successors and assigns of the Vendor.

10. The Purchaser covenants and agrees that it shall not fail to observe the stipulations, restrictions and provisions set out and that it will execute and have executed by subsequent purchasers of the Property, these restrictive covenants in every conveyance of the Property.

11. These Restrictions in this Schedule "F" as amended and supplemented from time to time as herein provided, shall be deemed to run with the title to the Property subject hereto and shall remain in full force and shall benefit the lands owned and designated by the Vendor. The Purchaser covenants and agrees to execute an acknowledgement and agreement to be bound by these restrictions on Closing and further covenants to execute all further documents necessary to give effect to the intent of these restrictions.

12. These Restrictions shall be binding upon the Purchaser and its heirs, executors, administrators, successors and assigns and shall continue in full force for and effect for a period of forty (40) years from the date hereof.

13. The construction, validity, and enforcement of these Restrictions shall be determined according to the laws of the Province of Ontario. The venue of any action or suit brought in connection with these Restrictions shall be in Essex County, in the Province of Ontario.

14. Failure of the Vendor to insist upon strict performance of any provision of these Restrictions shall not be deemed to be a waiver of such provision unless the Vendor has executed in writing a waiver thereof. Any such written waiver of any provision of these Restrictions by the Vendor with respect to any Property



shall not constitute a waiver of such provision as to any other lands within Southwood Lakes.

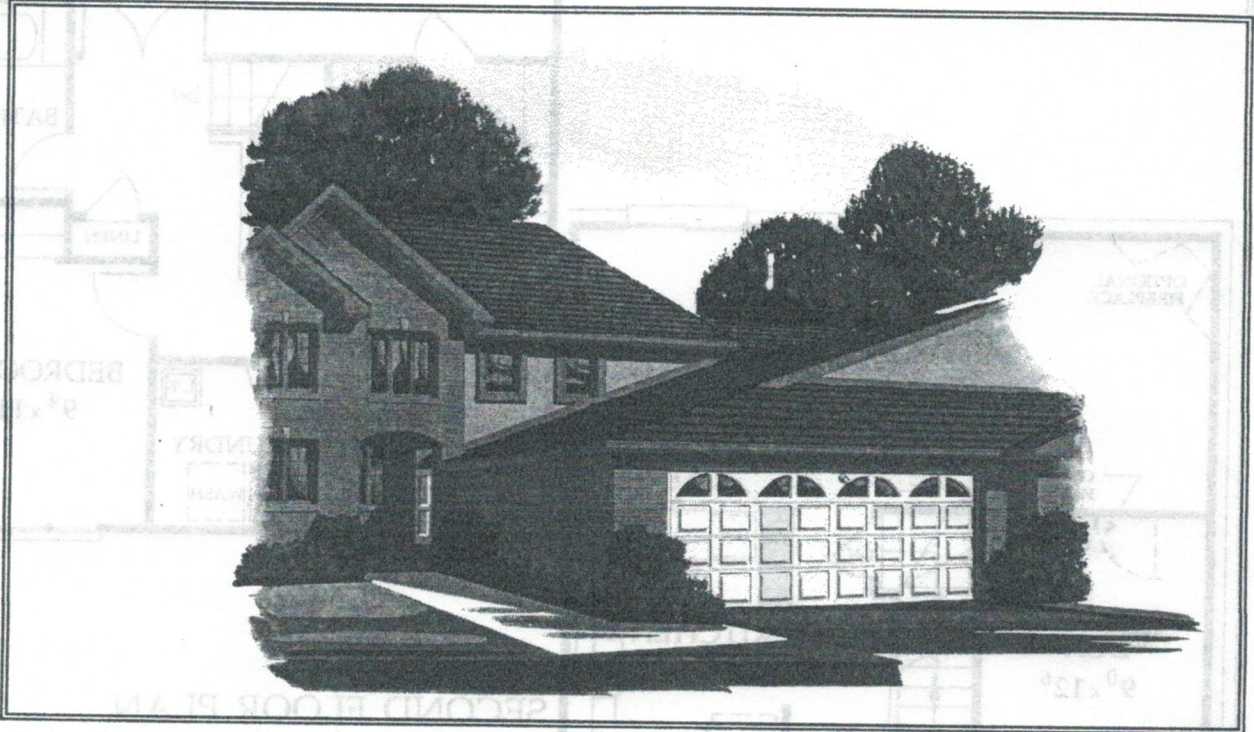
15. Whenever used herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders or neuters.

16. The Purchaser agrees that the Vendor shall have the right to amend these restrictions as reasonably required in the Vendor's discretion before the Closing Date in order to meet the intent of the restrictions herein contained.

17. Whenever the permission, consent or approval of the Vendor is required by these Restrictions, the same may be arbitrarily withheld.

# Appendix “B”

## Townhome Unit Plans and Descriptions



This is an artist's concept and may include some optional features.

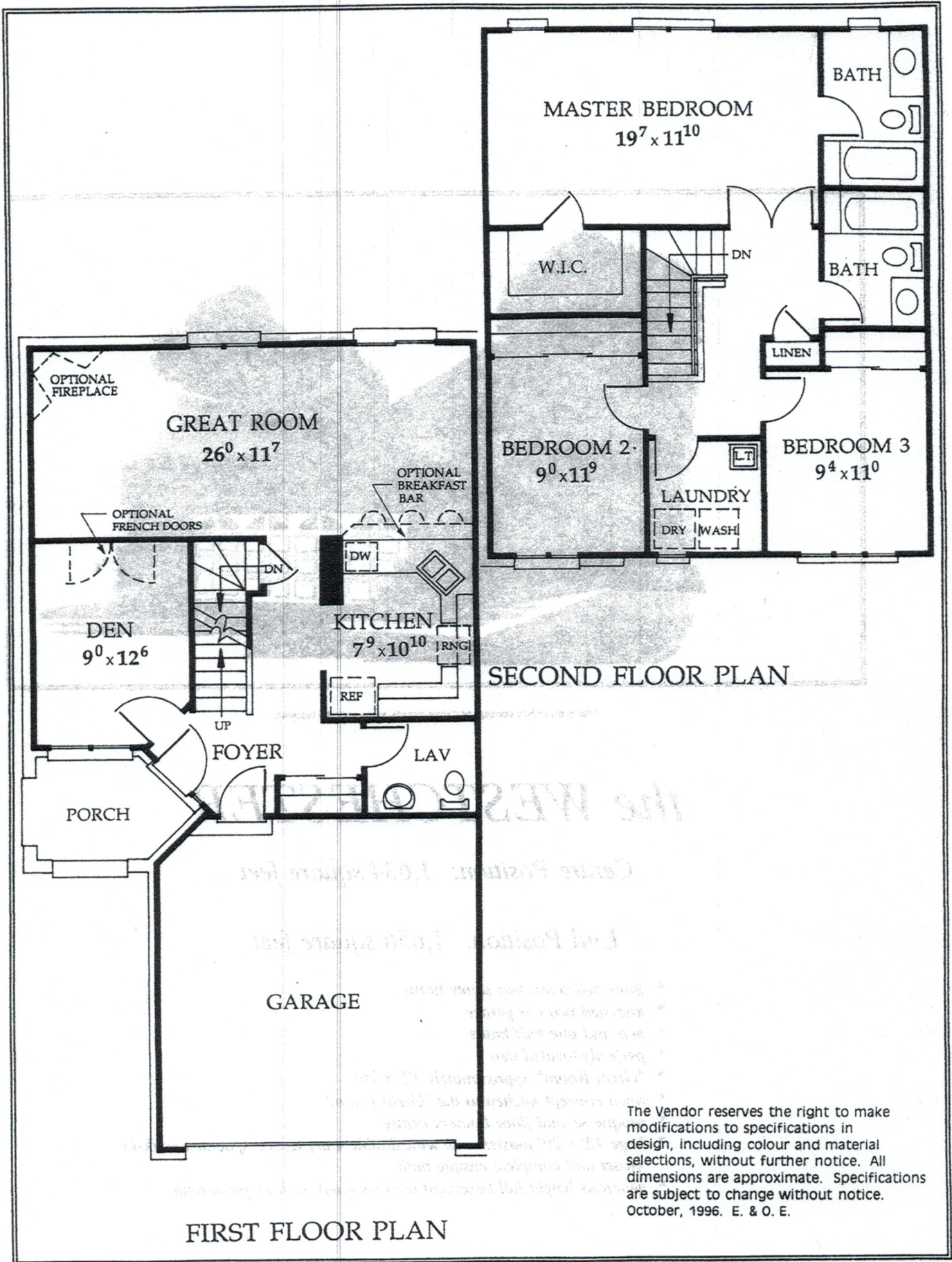
## *the WESTCHESTER*

*Centre Position: 1,634 square feet*

*End Position: 1,656 square feet*

- \* three bedroom, two storey home
- \* attached two car garage
- \* two and one-half baths
- \* perfectly located den
- \* "Great Room" approximately 12' x 26'
- \* open concept kitchen to the "Great Room"
- \* unique second floor laundry centre
- \* huge 12' x 20' master suite with double entry doors, spacious walk-in closet and complete ensuite bath
- \* generous height full basement with roughed-in three piece bath

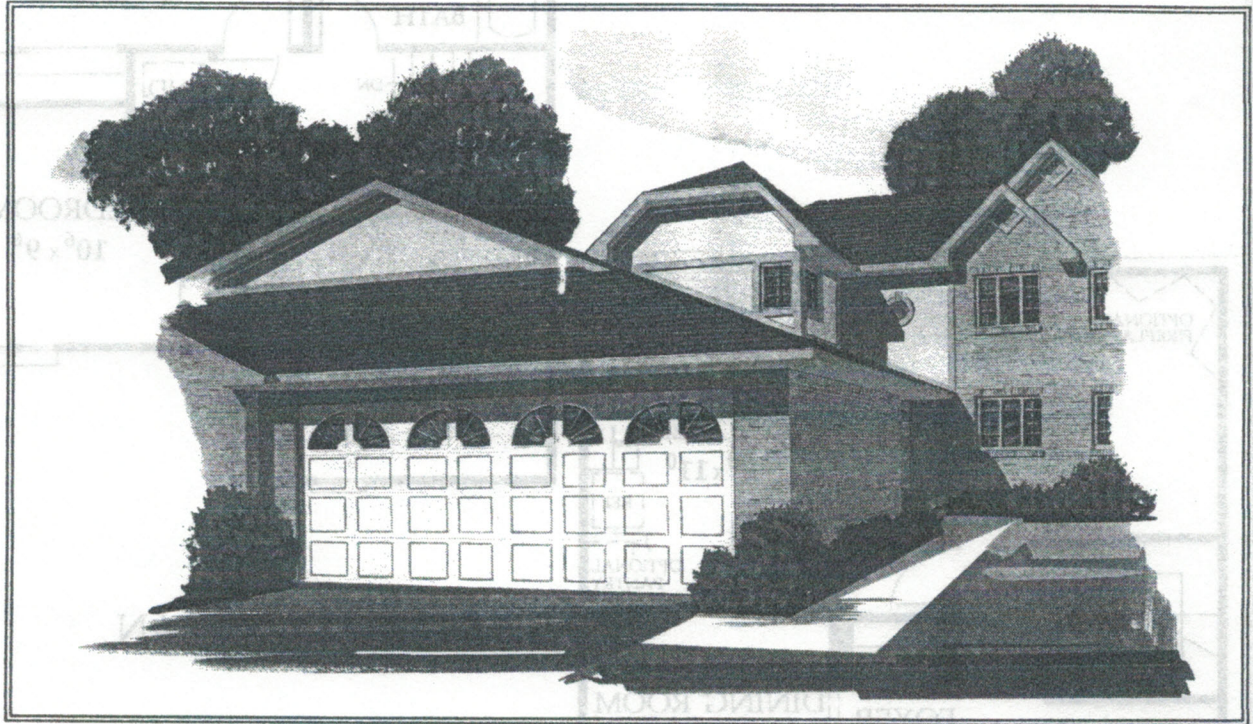
FIRST FLOOR PLAN



SECOND FLOOR PLAN

FIRST FLOOR PLAN

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.



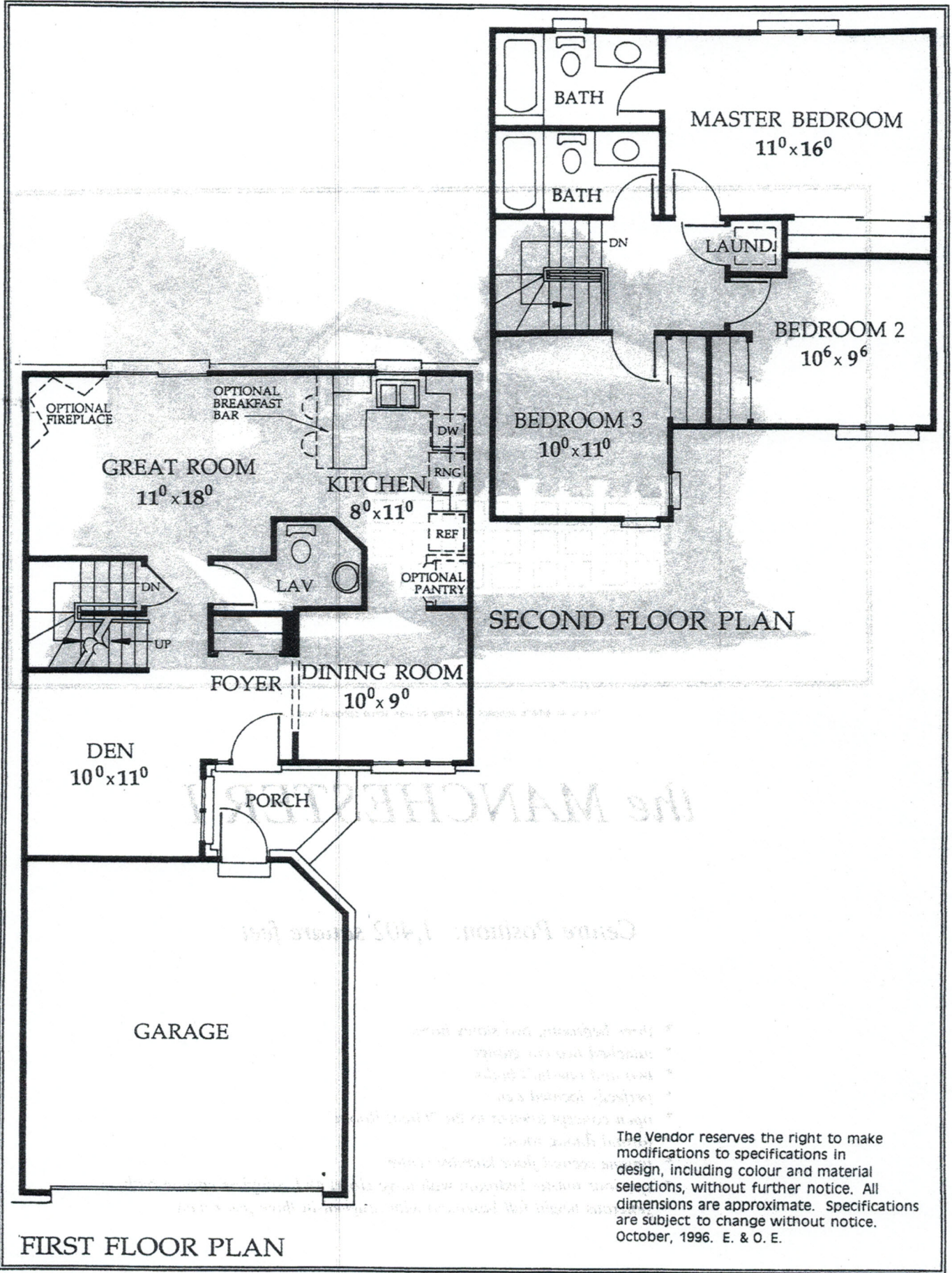
This is an artist's concept and may include some optional features.

## *the MANCHESTER I*

*Centre Position: 1,402 square feet*

- \* *three bedroom, two storey home*
- \* *attache two car garage*
- \* *two and one-half baths*
- \* *perfectly located den*
- \* *open concept kitchen to the "Great Room"*
- \* *formal dining room*
- \* *unique second floor laundry centre*
- \* *spacious master bedroom with large closet and complete ensuite bath*
- \* *generous height full basement with roughed-in three piece bath*

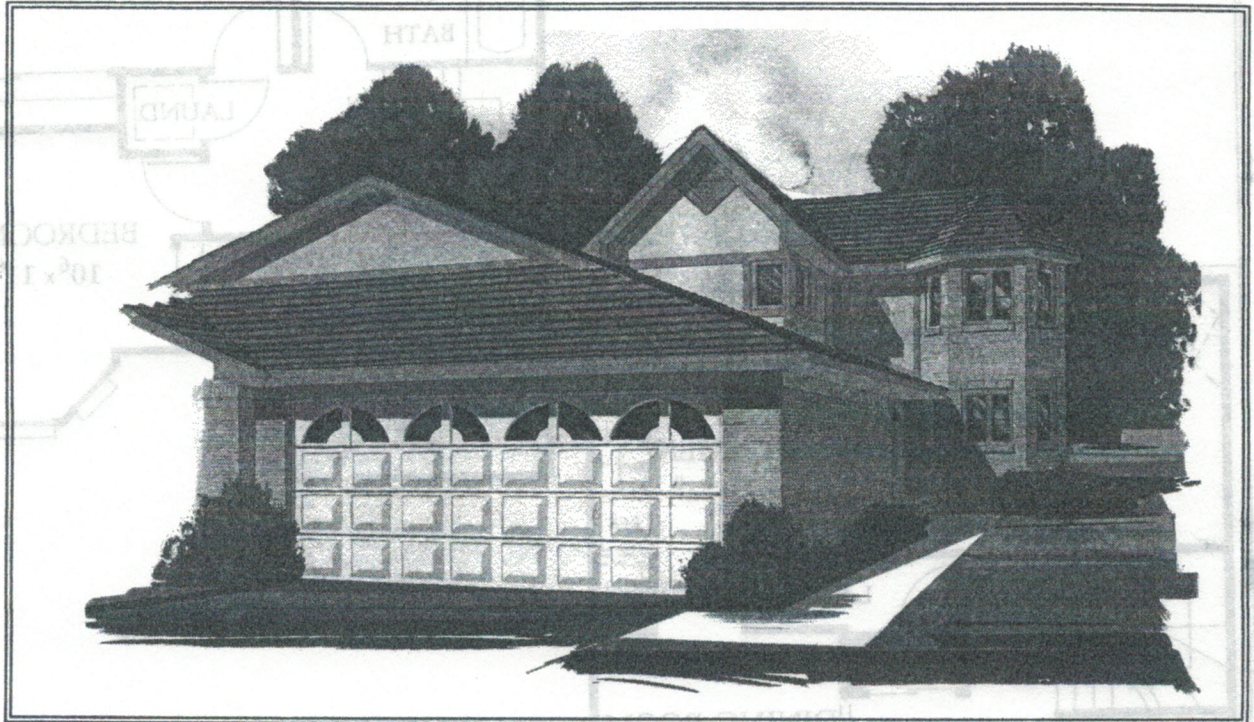
FIRST FLOOR PLAN



SECOND FLOOR PLAN

FIRST FLOOR PLAN

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.



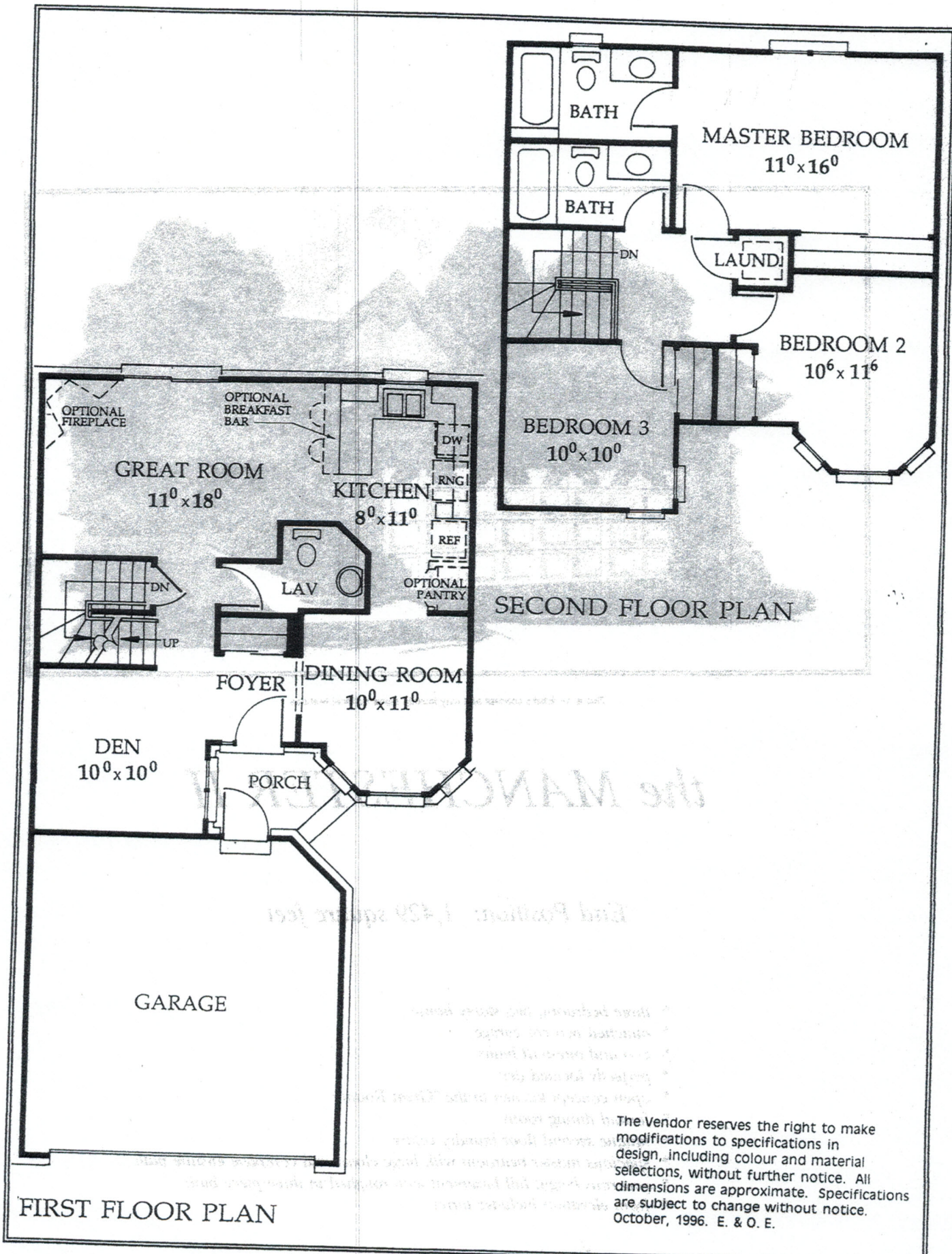
This is an artist's concept and may include some optional features.

## *the MANCHESTER II*

*End Position: 1,429 square feet*

- \* three bedroom, two storey home
- \* attached two car garage
- \* two and one-half baths
- \* perfectly located den
- \* open concept kitchen to the "Great Room"
- \* formal dining room
- \* unique second floor laundry centre
- \* spacious master bedroom with large closet and complete ensuite bath
- \* generous height full basement with roughed-in three piece bath
- \* front elevation includes turret

FIRST FLOOR PLAN

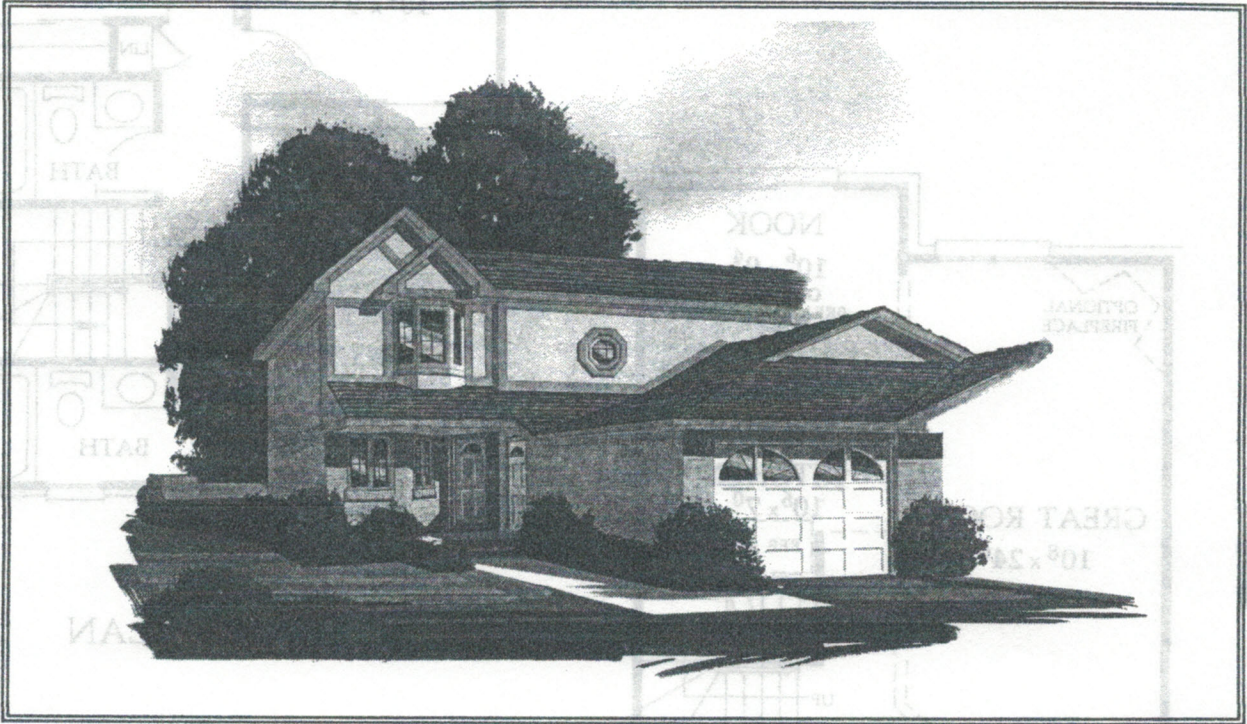
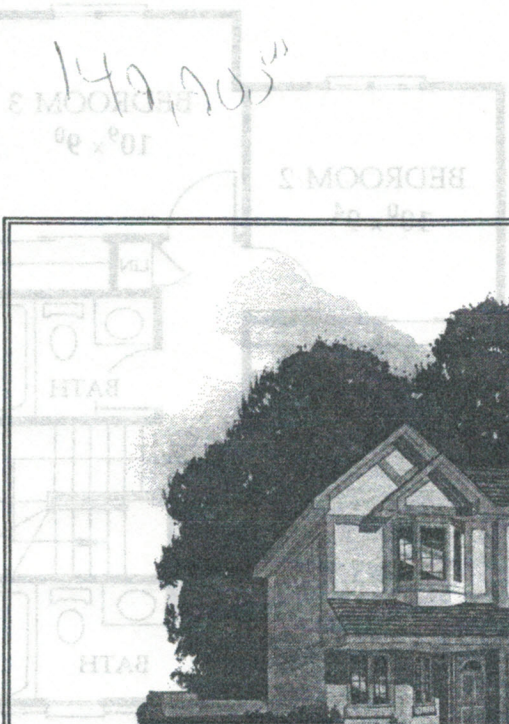


FIRST FLOOR PLAN

SECOND FLOOR PLAN

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.





This is an artist's concept and may include some optional features.

# *the DORCHESTER*

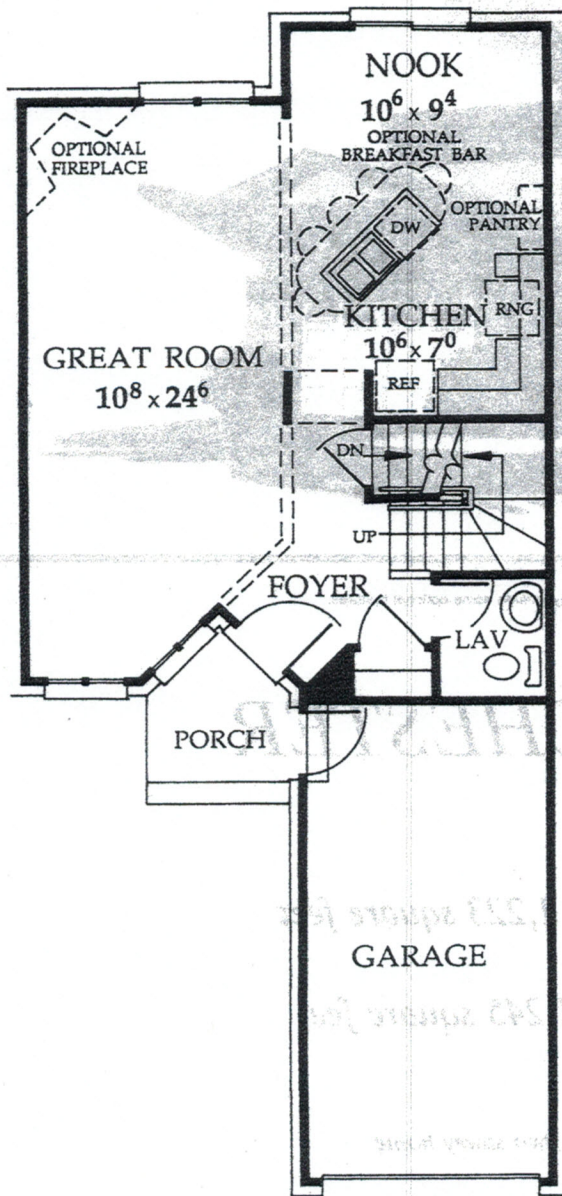
*Centre Position: 1,223 square feet*

*End Position: 1,245 square feet*

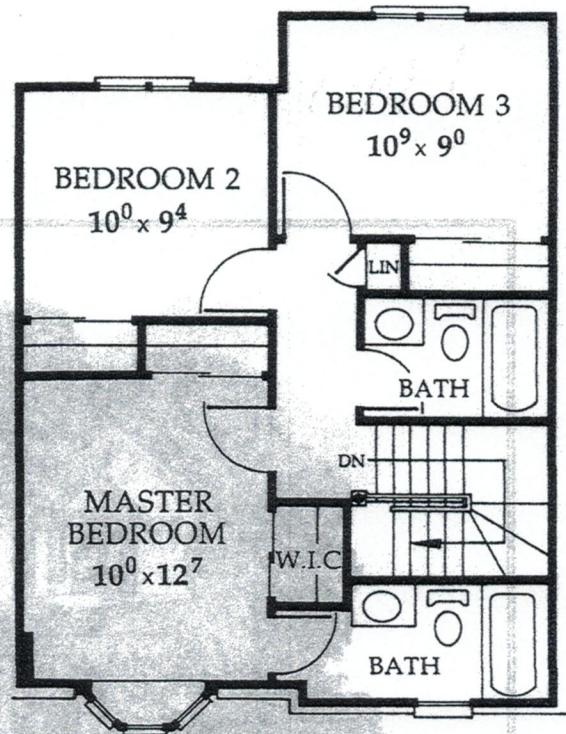
- \* comfortable three bedroom, two storey home
- \* attached single car garage
- \* two and one-half baths
- \* generous height full basement with roughed-in three piece bath
- \* completely open concept "Great Room"

October 1988 E & O E  
 are subject to change without notice  
 dimensions are approximate. Specifications  
 without further notice. All  
 including colour and material  
 directions to specifications in  
 for reserves the right to make

FIRST FLOOR PLAN



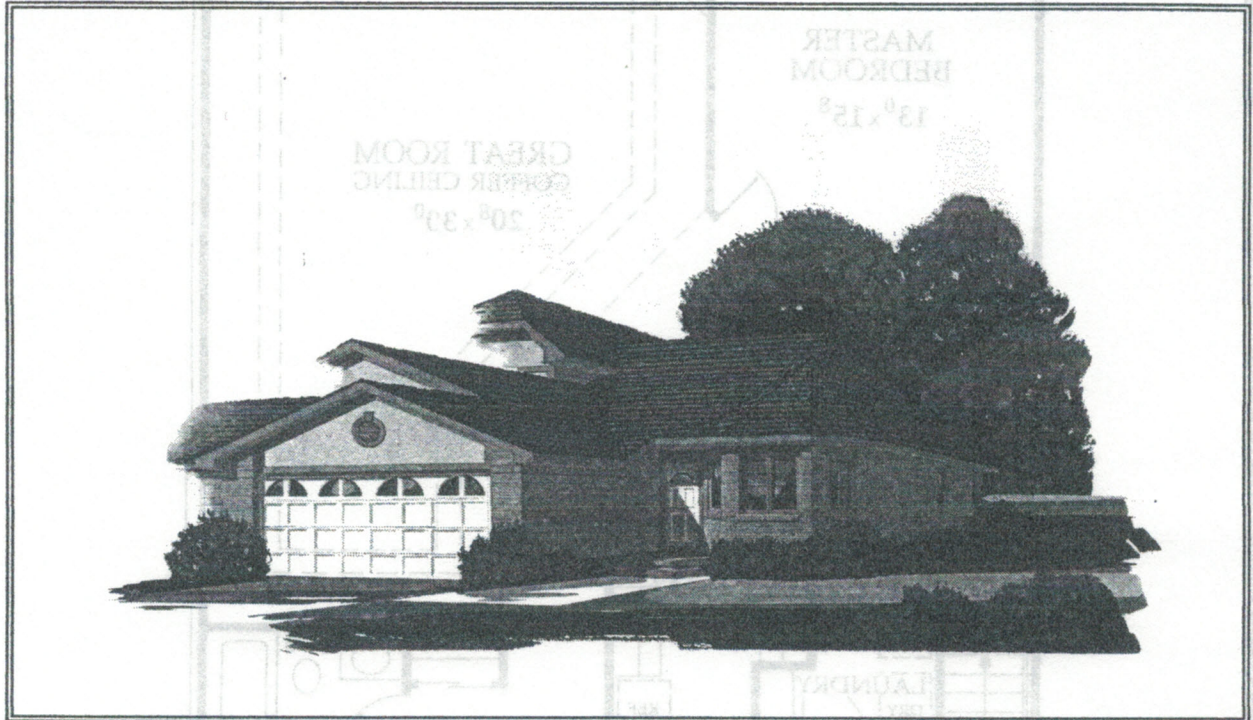
FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.

159,900<sup>00</sup>



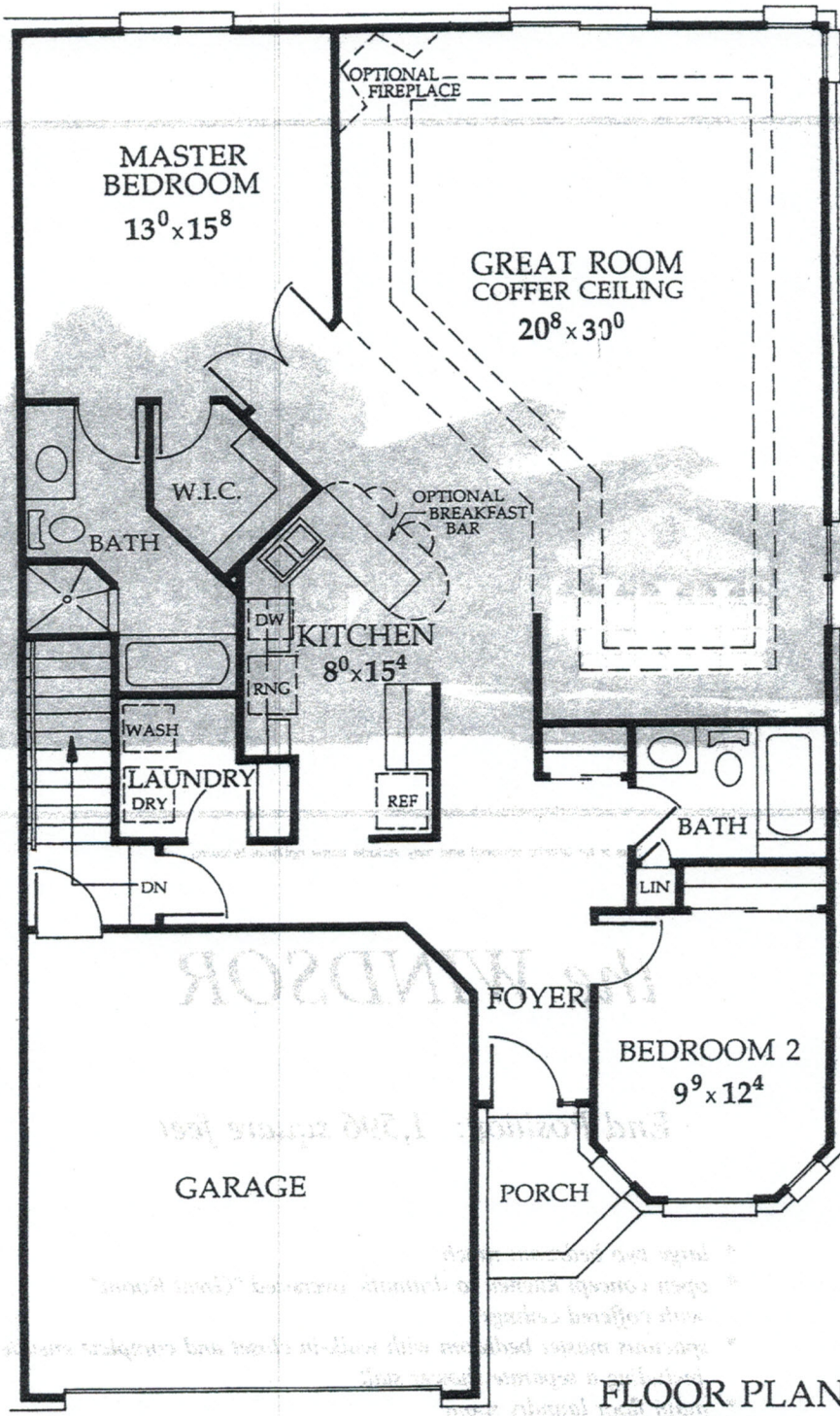
This is an artist's concept and may include some optional features.

## *the WINDSOR*

*End Position: 1,596 square feet*

- \* large two bedroom ranch
- \* open concept kitchen to dramatic oversized "Great Room" with coffered ceilings
- \* spacious master bedroom with walk-in closet and complete ensuite bath including a separate shower stall
- \* main floor laundry room
- \* two full baths
- \* generous height full basement with roughed-in three piece bath
- \* attached two car garage
- \* front elevation includes turret

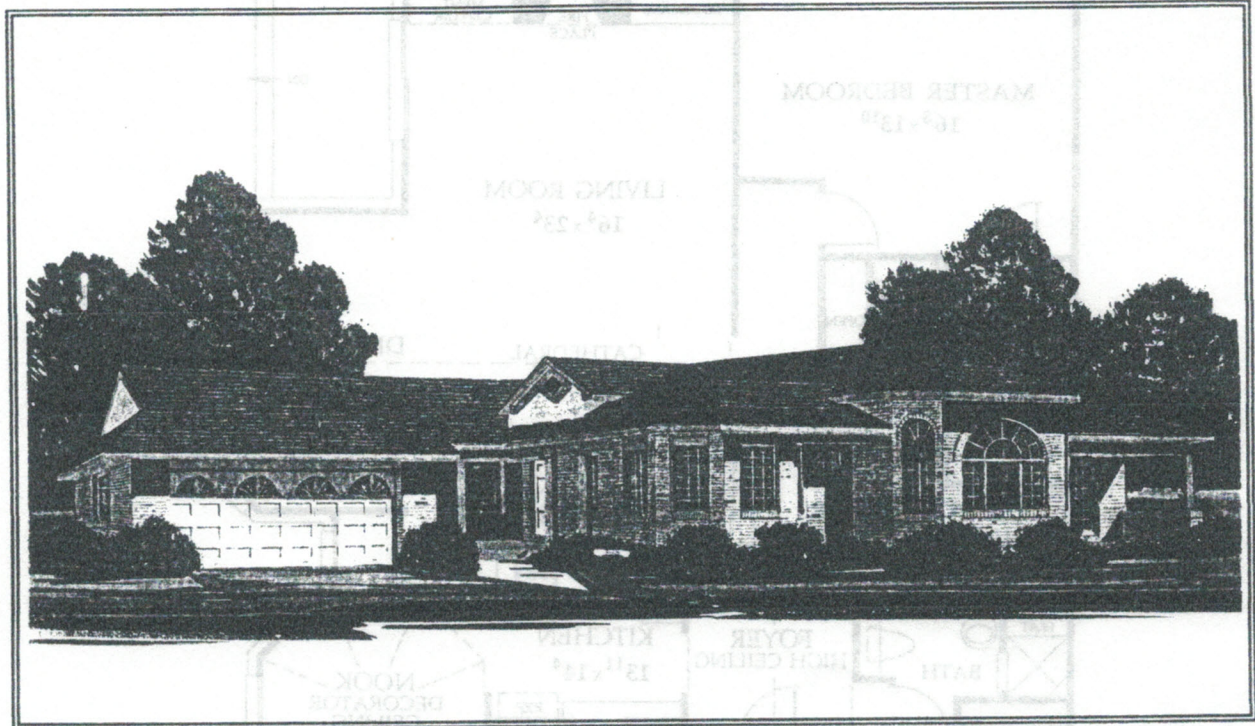
October 1998 E & O E  
All subject to change without notice  
This brochure is a preliminary specification  
and does not constitute an offer. All  
dimensions are approximate. All  
dimensions are subject to change without notice.  
The Windsor reserves the right to make  
changes to specifications in  
writing without further notice. All  
dimensions are approximate. All  
dimensions are subject to change without notice.



**FLOOR PLAN**

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.

235,200  
244,900  
249,900



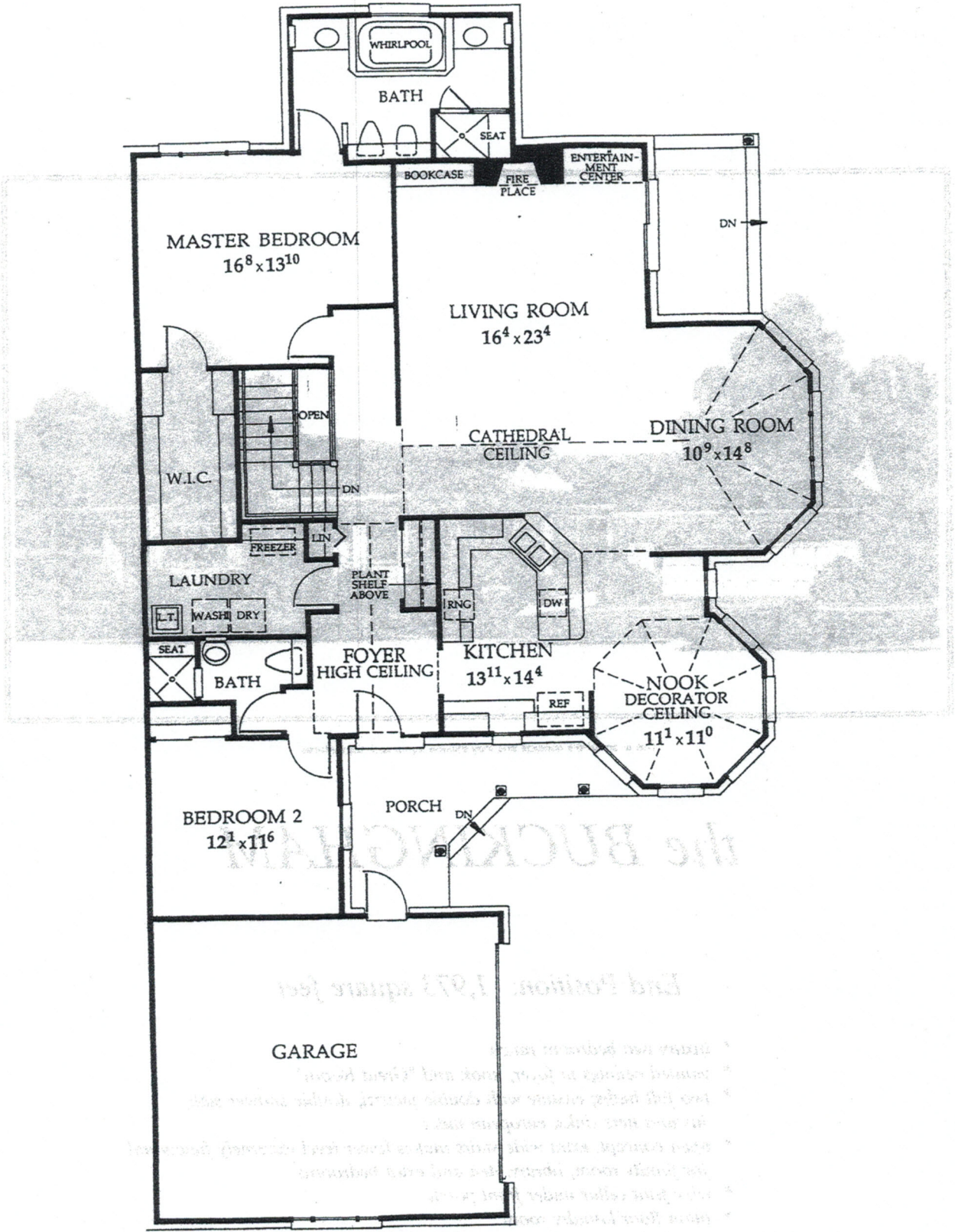
This is an artist's concept and may include some optional features.

## *the BUCKINGHAM*

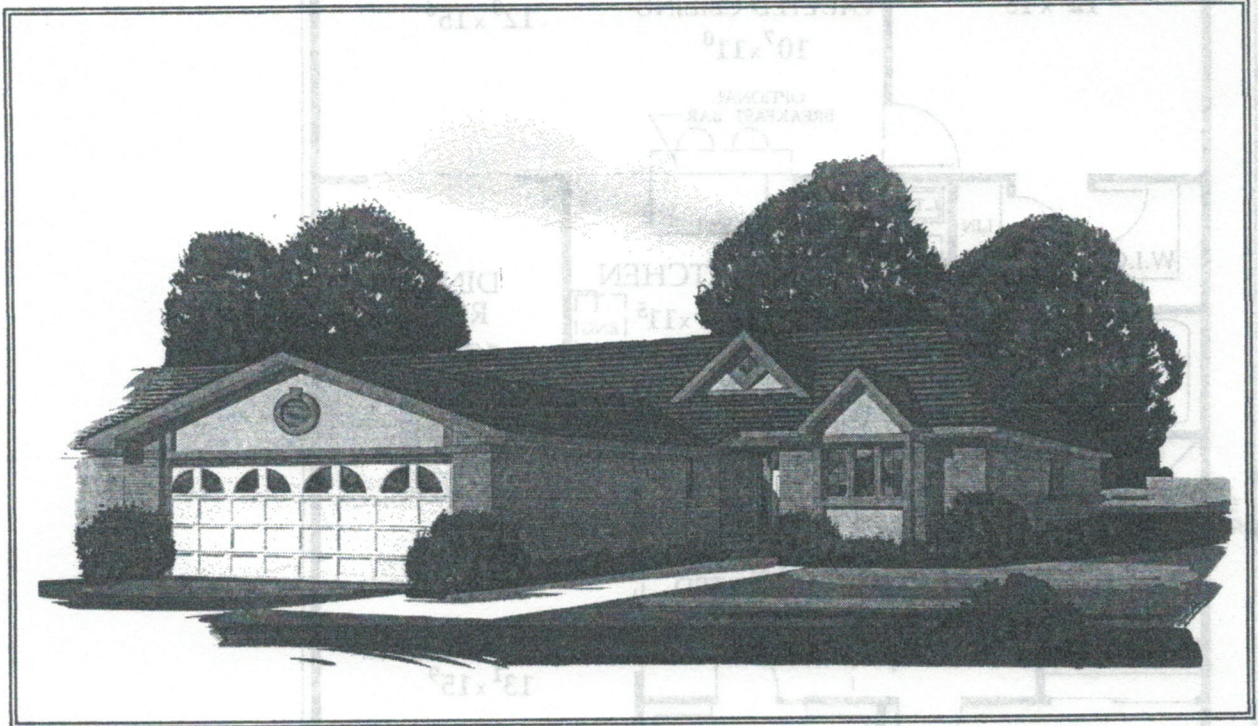
*End Position: 1,973 square feet*

- \* luxury two bedroom ranch
- \* vaulted ceilings in foyer, nook and "Great Room"
- \* two full baths; ensuite with double jacuzzi, double shower stall, his and hers sinks, european bidet
- \* open concept, extra wide stairs makes lower level extremely functional for family room, library, den and extra bedrooms
- \* wine/fruit cellar under front porch
- \* main floor laundry room
- \* attached two car garage
- \* patio door and porch at side entrance

October, 1996 E & E  
All dimensions are approximate. Specifications are subject to change without notice.  
Design, including color and material, is subject to specifications in model. All dimensions are approximate. Specifications are subject to change without notice.  
The vendor reserves the right to make



The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.

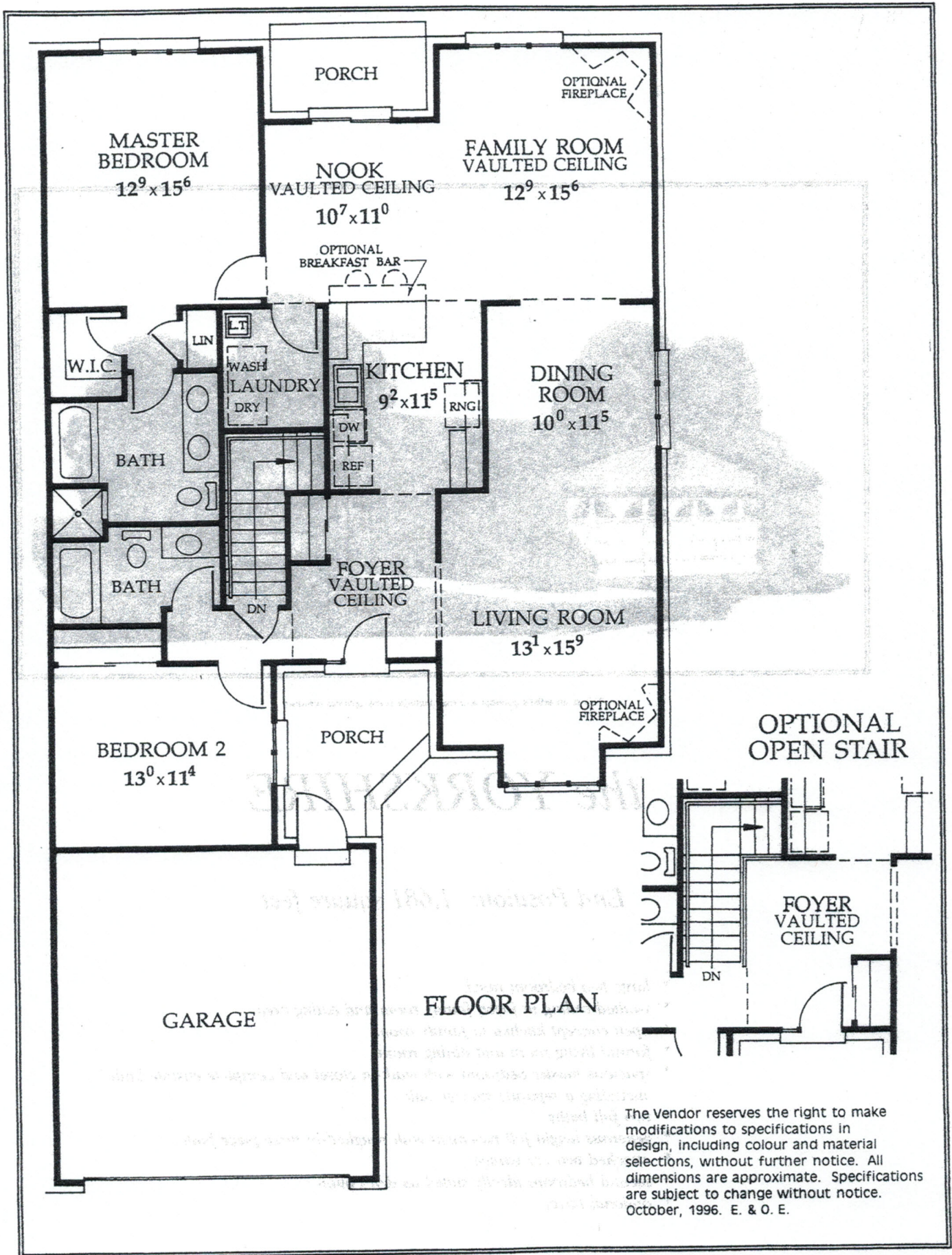


This is an artist's concept and may include some optional features.

## *the YORKSHIRE*

*End Position: 1,681 square feet*

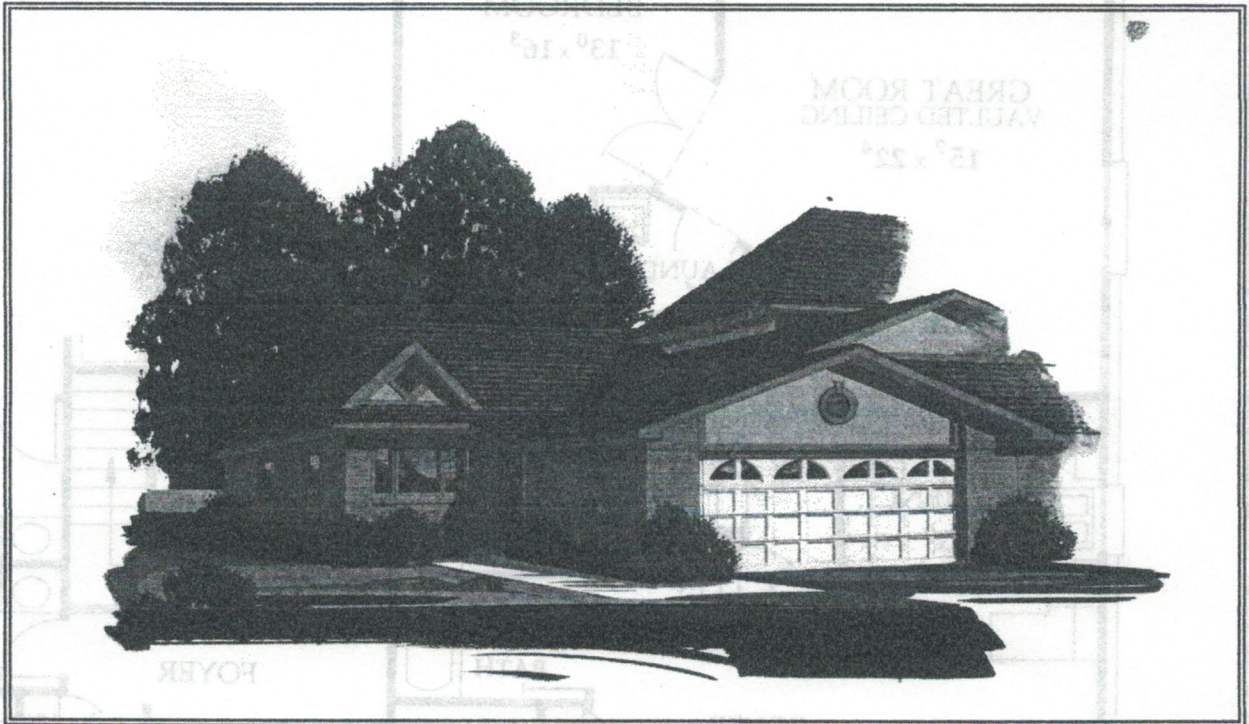
- \* large two bedroom ranch
- \* vaulted ceiling in foyer, family room and eating area
- \* open concept kitchen to family room
- \* formal living room and dining room
- \* spacious master bedroom with walk-in closet and complete ensuite bath including a separate shower stall
- \* two full baths
- \* generous height full basement with roughed-in three piece bath
- \* attached two car garage
- \* second bedroom ideally suited as den option
- \* optional turret



**FLOOR PLAN**

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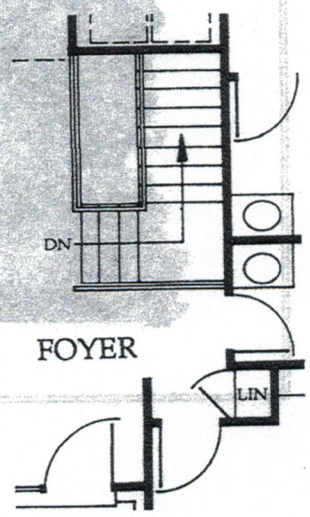
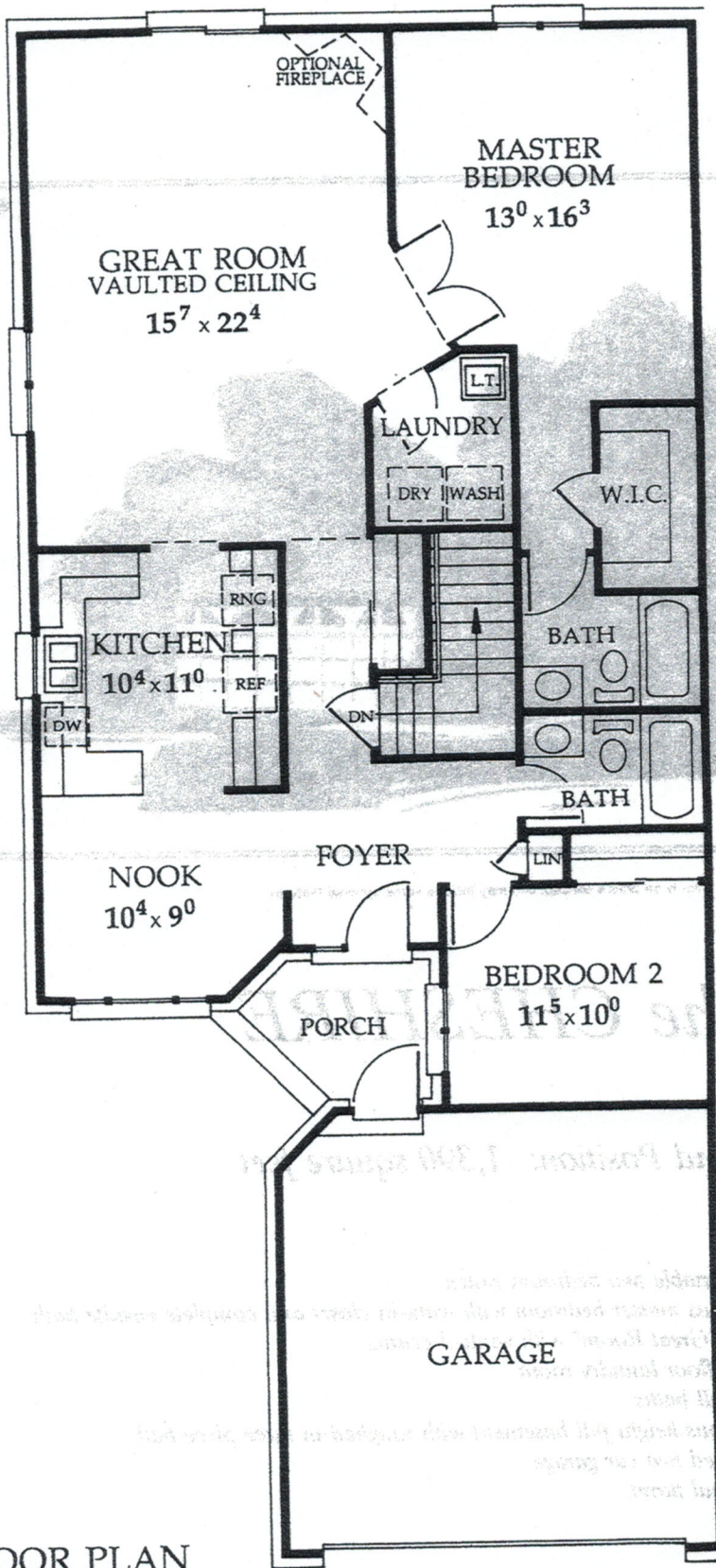
## *the CHESHIRE*

*End Position: 1,390 square feet*

- \* comfortable two bedroom ranch
- \* spacious master bedroom with walk-in closet and complete ensuite bath
- \* large "Great Room" with vaulted ceiling
- \* main floor laundry room
- \* two full baths
- \* generous height full basement with roughed-in three piece bath
- \* attached two car garage
- \* optional turret

October 1998 E X O E  
 are subject to change without notice  
 dimensions are approximate. Specifications  
 selection, without further notice. All  
 design, including colors and material  
 directions to specifications in  
 architect reserves the right to make

FLOOR PLAN

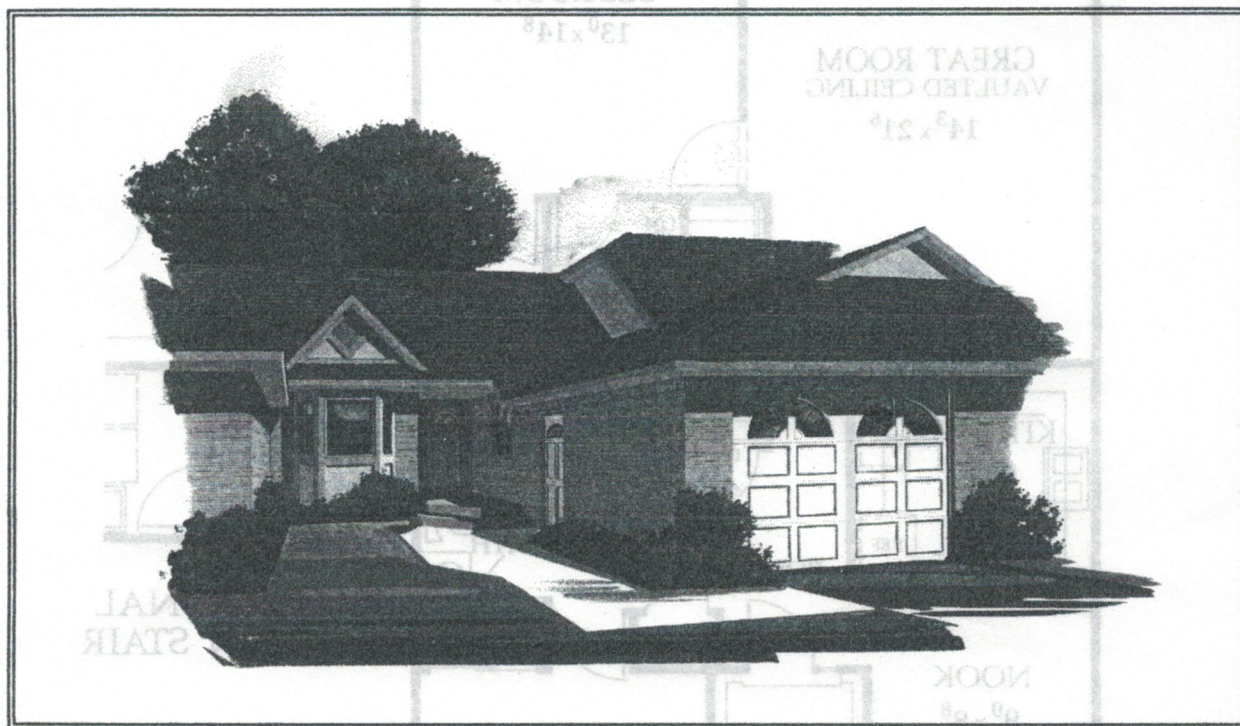


OPTIONAL OPEN STAIR

FLOOR PLAN

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\$159,900<sup>00</sup>



This is an artist's concept and may include some optional features.

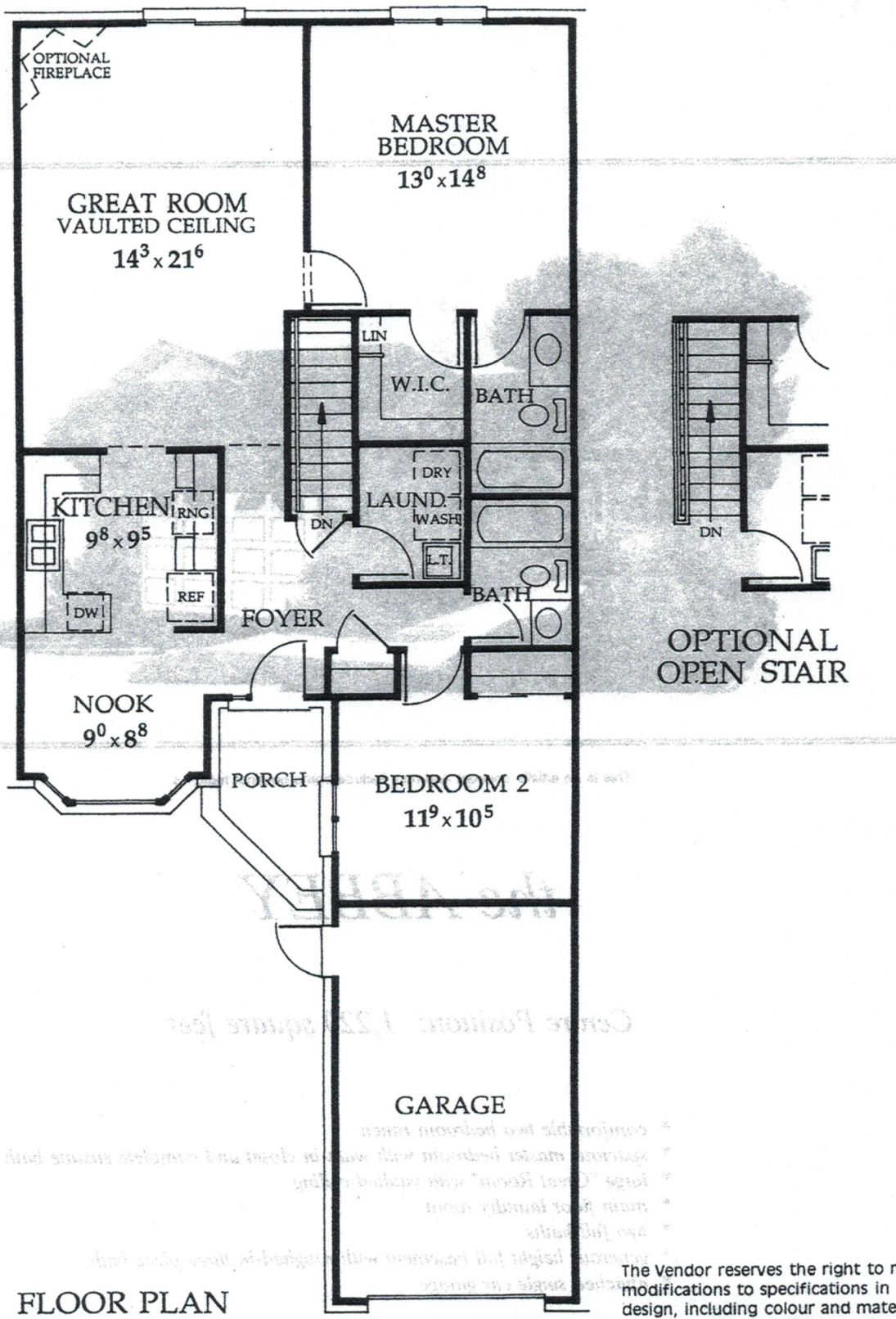
## *the ABBEY*

*Centre Position: 1,220 square feet*

- \* comfortable two bedroom ranch
- \* spacious master bedroom with walk-in closet and complete ensuite bath
- \* large "Great Room" with vaulted ceiling
- \* main floor laundry room
- \* two full baths
- \* generous height full basement with roughed-in three piece bath
- \* attached single car garage

October, 1998 E & O E  
are subject to change without notice  
dimensions are approximate. Specifications  
sections without further notice. All  
design, including colour and material  
specifications to specifications in  
Vendor reserves the right to make

FLOOR PLAN



FLOOR PLAN

The Vendor reserves the right to make modifications to specifications in design, including colour and material selections, without further notice. All dimensions are approximate. Specifications are subject to change without notice. October, 1996. E. & O. E.