

DECO

Frequently Asked Questions

**REVIEW IN FULL AND UNDERSTAND YOUR AGREEMENT OF PURCHASE AND SALE.
CONSULTATION WITH YOUR LAWYER IS HIGHLY RECOMMENDED!**

WHY IS CONSTRUCTION NOT DONE IN THE COMMUNITY WHEN I CLOSE?

- The subdivision will be built in phases, with some areas being occupied while others are under construction. Temporary inconveniences like noise, dust, dirt, debris, and construction vehicle traffic may occur during this process. The completion of some homes may also be delayed until the exterior finishes of neighbouring homes are finished. (reference - Schedule W Section A Paragraph 4)
- Despite noise-reducing features in the development and individual units, noise levels may still rise and occasionally disrupt occupants' activities. (reference - Schedule W Section A Paragraph 11)

WHEN WILL THE BUILDER FINISH SODDING & DRIVEWAYS?

- The Developer will sod the front, side, and rear yards of each residential lot within six months after occupancy, except for paved, planted, or treed areas. If occupancy occurs in November or December, the sodding deadline may be extended to June 30 of the following year. (reference - Schedule W Section A Paragraph 33)
- Grading and sodding will take place between June and October, weather permitting and based on supply availability. The Purchaser is responsible for watering and maintaining the sod, trees, fencing, retaining walls, and walkways from the Closing Date or when the sod is laid, whichever is later. The Vendor has no obligation for maintenance after the home is closed. (reference - Schedule W Section 9 Paragraph c)
- Driveways will not be paved until the dwelling has been occupied for at least one winter season. For closings in any year, the driveway will be paved between May 1 and October 15 of the following year. (reference - Schedule W Section A Paragraph 34)

WHAT SCHOOLS WILL MY CHILDREN ATTEND?

- Students from this development may have to attend existing schools. Although school sites have been reserved within some of our communities, a school may not be constructed for some time, if at all, and then only if the Ministry of Education authorizes funding and the construction of the required school. (Schedule W Section A Paragraph 74)
- For purposes of school transportation, residents are advised school buses will not enter cul-de-sacs and pick-up points will generally be located on through streets. Additional pick-up points will not be located within the subdivision until major construction activity has been completed. (Schedule W Section A Paragraph 48)

WHEN WILL I GET MY SECURITY DEPOSIT BACK?

- The Purchaser must provide a refundable security deposit of \$1,500 on Closing to ensure compliance with obligations, including grading and subdivision damage. If deficiencies are found during property inspection, the Vendor will repair them at no cost unless the Purchaser is at fault, as determined by the Subdivider's consulting engineer. If the Purchaser is deemed at fault, then the cost of repairs will be deducted from the security deposit, and if it exceeds the deposit, the Purchaser shall pay the difference. The remaining deposit, after deductions, will be refunded to the Purchaser after Municipal Assumption of Subdivision Services and completion of all Tarion warranty periods. (reference - Schedule X Section 1 Paragraph i)
- The security deposit is oftentimes returned many years after the closing date!