

**AGREEMENT OF PURCHASE AND SALE**

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase the property (the "Property") described below on the following terms:

Purchaser: \_\_\_\_\_ DOB: \_\_\_\_\_

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Vendor: **HEATHWOOD HOMES (JEFFERSON) LIMITED**

Lot No.: \_\_\_\_\_ **Registered Plan No. :** \_\_\_\_\_ In the Region of York, in the City of Richmond Hill and Province of Ontario.

Model Type: \_\_\_\_\_ Elevation: \_\_\_\_\_ Opt. Layout: \_\_\_\_\_ Garage Sited: \_\_\_\_\_

Property Dimensions: (a) Frontage: more or less \_\_\_\_\_

(b) Depth: more or less \_\_\_\_\_

Street: \_\_\_\_\_

Purchase Price: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

Initial Deposit \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

Further Deposit: \_\_\_\_\_  
 Deposit Due: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

Further Deposit: \_\_\_\_\_  
 Deposit Due: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

Further Deposit: \_\_\_\_\_  
 Deposit Due: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

The balance of the Purchase Price, in lawful money of Canada, is payable by certified cheque on the Closing Date and subject to adjustments. The following Schedules attached hereto form part of this agreement.

**SCHEDULES**

A, B, E, H, S, M, T, X, \_\_\_\_\_ Sketch/Floor Plan

**The date that this Agreement is to be completed (the "closing") is defined on Schedule "T" of this agreement.**

This Offer is irrevocable by the Purchaser until 8:00 p.m. on the Irrevocable Date hereinbefore set out, after which time if not accepted, this Offer shall be void and the deposit monies returned to the Purchaser, without interest. This transaction shall be completed on the Closing Date, on which date vacant possession of the premises is to be given to the Purchaser.

Date of Offer: \_\_\_\_\_

Irrevocable Date: \_\_\_\_\_

In witness whereof I/we have hereunto set my hand and seal in the presence of: \_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ SEAL

Purchaser

\_\_\_\_\_ SEAL

Purchaser

Purchaser's Information:

Telephone: \_\_\_\_\_ (H) Cell: \_\_\_\_\_

Telephone: \_\_\_\_\_ (B) Cell: \_\_\_\_\_

Address: \_\_\_\_\_

Purchaser's Solicitors:

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

The undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above-named Purchaser duly to carry out the same on the terms and conditions above-mentioned and hereby accept the said deposit.

ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**VENDOR'S SOLICITORS:**

**HEATHWOOD HOMES (JEFFERSON) LIMITED**

Fogler, Rubinoff LLP, Lawyers  
 77 King St. W., # 3000, PO Box 95

TD Centre North Tower

Toronto, Ontario M5K 1G8

Per: \_\_\_\_\_

Attention: Jeffrey B. Goldenberg

Authorized Signing Officer

Telephone No. 416-864-9700 Fax No. 416-941-8852

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## SCHEDULE "E"

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Schedule "E" forms part of, and is to be read with the attached offer to Purchase for:

Purchaser: \_\_\_\_\_ Lot No: \_\_\_\_\_

Any notice relating hereto or provided for herein shall be in writing. This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, when hand delivered to either parties, or where a facsimile number is provided herein, when transmitted electronically to that facsimile number.

Fax #: (416) 490-1401 (for delivery or notice to Vendor) Fax No. \_\_\_\_\_ (for delivery of notices to Purchaser).  
"It is agreed and understood that all selections noted below are to be from the Builder's standard selections".

The following items are included in purchase price of this home:

- 1.

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## SCHEDULE "S"

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Schedule "S" forms part of, and is to be read with the attached offer to Purchase for:

Purchaser: \_\_\_\_\_ Lot No: \_\_\_\_\_

1.

# SCHEDULE "A"

The Schedule "A" forms parts of, and is to be read with the attached offer to Purchase for:

The Purchaser acknowledges that any of the Vendor's model homes which may have been inspected prior to execution of this Agreement may contain features, decorations and chattels that are not intended to be included in the dwelling and such features, decorations and chattels shall not be included in the dwelling or under this Agreement unless expressly called for in this Agreement or in any schedule forming part of this Agreement..

The Purchaser covenants and agrees that all colours and extras are to be selected from the Vendor's standard samples within fourteen (14) days of acceptance of the Agreement of Purchase and Sale to which this Schedule forms a part or a mutually agreeable time set with the Décor Store, failing which the Vendor will have the right to choose such colours on the Purchaser's behalf. Should substitution of any colour selections specifically chosen by the Purchaser become necessary, the Purchaser will forthwith select such substitution.

The Purchaser acknowledges that the unfinished basement ceiling height (excluding ducted areas, steel beams and areas lowered to accommodate any sunken first floor above) shall be 7' in height or more, and shall comply with the current building code standards. Unfinished ceiling height (excluding ducting) under sunken first floor areas above will be reduced accordingly by the number of risers by which the area was sunken.

The VENDOR agrees to include the following items in the purchase price. Selections only of interior colours where applicable to be made from the VENDOR'S range of samples: PROVIDING THEY ARE CHOSEN IN TIME. Vendor's decision final.

## FOREST HILL LUXURY FEATURES

### Exterior Features

- Distinctive elevations utilizing clay brick, stone, stucco, vinyl, aluminum, and other unique materials.\*
- All exterior colours are pre-selected.
- All elevations are under strict architectural control to ensure a truly harmonious streetscape.
- Self-sealing fiberglass articulated roof shingles. Limited lifetime warranty by manufacturer.
- Superior 2" x 6" exterior wall construction.
- Maintenance free low E Argon vinyl casement windows throughout (except lower level), some with fixed glass.\*
- Some window wells may be required\*
- Maintenance free vinyl sliding windows in lower level.
- Sliding patio doors, Garden doors or French doors.\*
- Low maintenance fiberglass columns.\*
- Upgraded sectional insulated garage doors.
- Maintenance free aluminum and / or vinyl soffit fascia, eaves trough and downspouts.
- Oversized 8ft high main entry door system, some with side lites.\*
- Upgraded antique black front door grip set and deadbolt.
- All exterior doors to have antique black passage sets.
- Custom ceramic house numbers on black cast aluminum.
- Paved driveway & precast walkway to front door.
- 2 exterior hose bibs, 1 in garage and 1 at rear of house.
- 2 exterior waterproof electrical outlets on ground fault interceptors, 1 at the front and 1 at rear of house.
- 1 exterior outlet at the front soffit for seasonal lighting.
- Soffit lighting on the front elevation.
- Foundation walls wrapped with drainage layer.
- Fully sodded lot.
- BBQ Gas rough-in at rear of home.

### Gourmet Kitchen Features

- Custom designed upgraded kitchen cabinets with extra height uppers & crown molding including accommodation for built-in appliances in a choice of styles.\*\*
- Soft Closers on all kitchen cabinet doors and drawers.
- Lower valence with lighting.
- Granite Kitchen counter tops ¾" with built up edge.
- Ceramic backsplash.
- Upgraded 36", 3 speed ducted hood fan over the stove area, in Stainless Steel finish.

- Ceramic tile flooring in kitchen and breakfast room.
- Easy to clean under mount double stainless steel sink with upgraded single lever tap.
- Open under counter space for dishwasher. Plumbing and electrical rough-in included.
- Heavy-duty wiring and outlet for stove
- Rough-in gas line and 120V plug for stove
- Rough-in waterline for ice maker in Fridge
- Thermador Stainless Appliance Package including: 36" Pro Gas Range, Fridge, Dishwasher and Built-in Microwave Drawer.

### Luxury Bathroom Features

- Acrylic free standing oval tub in master ensuite bathroom.\*
- Separate ceramic tiled and frameless glass shower enclosure in master ensuite with Moen rain showerhead & slide bar.
- Granite counter tops ¾" built up edge with under mount sink in master ensuite and a 36" height vanity.
- Granite counter tops ¾" square edge with under mount sink in all other ensuite bathrooms.
- Framed glass shower enclosures with chrome trim and door.\*
- Ceramic tile flooring in all ensuite bathrooms.
- Custom styled vanity cabinetry in all ensuite bathrooms, some with top drawer except powder room\*.
- Double lever taps on all sinks.
- Ceramic tile flooring in powder room.
- Ceramic wall tiles to full height in bathtub enclosure. Ensuite vanities to have custom lighting over mirror.
- 42" high mirror over all ensuite vanities.
- Square pedestal sink in powder room.
- Custom Lighting over mirror in powder room.
- Upgraded Energy Star rated exhaust fans in all bathrooms.
- All sinks and toilets to have shut off valves
- Pressure balance controls in all showers

### Electrical

- Light fixtures provided throughout except living room, dining room and family/great room\*
- Choice of 20, 4" LED pot light locations in either lower level or main floor (include long life bulbs).
- Switched plugs in living and family/great rooms.
- Light fixture in kitchen & breakfast area.\*
- Bedroom lighting is included.

- Dining room will have provision for a future light fixture.
- Light in ensuite shower stall, if applicable.
- 200 amp electrical service, breaker panel and all copper wiring throughout.
- Automatic light in foyer closet.
- Electric door chime.
- Electric smoke detector on each floor.
- Carbon Monoxide detector on upper floor hall.
- Garage door opener for each garage door.
- Decora light switches and plugs.
- USB plugs (2) in kitchen for charging smart devices.
- TV, vacuum & telephone outlets roughed in as located by builder.
- Rough in for alarm system.

### Heating

- 95% High efficiency forced air gas furnace with ECM Motor
- Heat Recovery Ventilator (HRV).
- Power vented high efficiency gas fired hot water tank (rental).
- Air conditioning.
- Humidifier.
- Upgraded WIFI enabled thermostat.

### Superior Interior Features

- Ceramic tile flooring in foyer.
- Cathedral, coffered and tray ceilings.\*
- 10ft ceilings on main floor, 9ft ceilings on 2<sup>nd</sup> floor & lower level.\* (except where mechanical or duct work requires a lower height)
- 40 oz carpeting with under pad throughout 2<sup>nd</sup> floor & finished areas of lower level\*, in a wide choice of decorator colours\*\*
- Finished lower level with larger windows.\*
- Finished lower level 3 piece bathroom.\*
- Metal Pickets with Oak handrail in choice of stain finish.
- Oak stairs from lower level, to main floor and to 2<sup>nd</sup> floor in choice of stain finish.
- 5" Pre-finished Vintage oak strip engineered flooring throughout main floor & second floor hallway (except tiled areas).\*
- Oak nosing where pickets meet floors, stained to match.
- 7 ¼" baseboards & 3 1/2" casings throughout finished areas\*
- All main floor arches to have extra height and be trimmed.
- All sub floors to be glued, screwed (with joints sanded) to engineered floor joists system.
- All closets in bedrooms to have swing doors.\*

- Safe & Sound 8ft swing interior doors throughout (except garage and exterior doors).\*
- Direct vent gas fireplace with painted wood mantle and marble surround.\*\*
- Antique black finish lever passage & privacy sets with hinges to match.
- Easy maintenance smooth ceilings on main floor.
- Smooth ceiling in all bathrooms.
- Sprayed stipple ceiling with 4" smooth borders in all other rooms except rooms with cathedral ceilings.
- Choice of one interior quality paint colour.\*\*
- All baseboard & trim to be painted white including passage doors.
- Kitchen, laundry room, all bathroom and washroom walls to be finished in semi-gloss.
- Entire house sealed on exterior walls with heavy-duty vapor barrier.
- Fully insulated to OBC Standards, Attic is R55.
- Fully insulated exterior walls R26
- Fully insulated finished lower level R20
- Rough in central vacuum system to garage.
- Direct access from garage to house where grade permits.\*
- Cold room.\*
- Under slab insulation under lower level.

### Laundry Features

- Laundry tub with base cabinet.\*
  - Laundry upper cabinets in choice of colours.\*
  - Taps and separate drain for automatic washer.
  - Heavy-duty wiring and outlet for dryer.
  - Ceramic tile flooring in finished laundry rooms.\*
- ### Environmental Green Features
- Water saving dual flush toilets.
  - Water saving aerators on taps and shower heads.
  - Energy efficient light bulbs.
  - In Home Monitoring Display for Energy Savings.
  - Electrical Rough-in Plug in garage for future Electric Car Greywater System Rough- In Solar Power Rough- In

**TARION WARRANTY CORPORATION**  
Heathwood Homes, in accordance with the TARION, warrants your new home against defects in materials and workmanship in different categories over 1, 2 and 7 years. See your sales representative for details.  
Heathwood Homes is pleased to provide a comprehensive Décor service program to assist Purchasers in the selection of interior finishes and extra features will be available for additional cost at the time of colour selection. All selections, including upgrades are to be made from builder samples.  
Materials and specifications may vary due to site or supply issues. Substitutions will be made at the discretion of the builder, with materials, products and specifications of equal or superior quality. See Agreement of Purchase & Sale for details on features included in purchase price.  
E. & O. E. 10/01/14 Forest Hill \*As per plan \*\*From Vendors standard samples

## WARNING CLAUSES

### SCHEDULE 'M' NOTICES (JULY 20, 2014)

#### RETAINING WALLS

PURCHASERS ARE ADVISED THAT WHERE RETAINING WALLS ARE SHOWN ON THE LOT GRADING PLAN ATTACHED AS A SCHEDULE TO THE SUBDIVISION AGREEMENT FOR THE PLAN OR ON THE INDIVIDUAL LOT GRADING PLAN(S) FILED PURSUANT TO THE SUBDIVISION AGREEMENT, IT IS THE REQUIREMENT OF THE TOWN THAT SUCH RETAINING WALLS BE CONSTRUCTED ON PRIVATE PROPERTY AND THAT THEY BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT(S). FURTHER, PURCHASERS ARE ADVISED THAT THE INDIVIDUAL LOT GRADING PLANS(S) FILED PURSUANT TO THE SUBDIVISION AGREEMENT MAY RESULT IN A CHANGE TO THE GRADING PLAN AND FEATURES SHOWN ON THE SCHEDULE TO THE SUBDIVISION AGREEMENT. PURCHASERS SHOULD CONTACT THE TOWN ENGINEERING DEPARTMENT TO REVIEW THE APPROVED INDIVIDUAL LOT GRADING PLAN(S)

#### GRADING DETAILS

PURCHASERS ARE ADVISED THAT THE TOWN HAS RESERVED THE RIGHT TO AMEND THE PROVISIONS AND DETAILS SHOWN ON THE SCHEDULE TO THE SUBDIVISION AGREEMENT FOR THIS PLAN BY EITHER AN AMENDMENT TO THE SUBDIVISION AGREEMENT (WHICH MAY OR MAY NOT BE REGISTERED ON TITLE) OR BY THE APPROVAL OF (OR AMENDMENT OF) THE INDIVIDUAL LOT GRADING PLAN(S) FILED PURSUANT TO THE SUBDIVISION AGREEMENT. PURCHASERS ARE FURTHER ADVISED THAT SUCH AMENDMENTS MAY RESULT IN ALTERATIONS TO ANY FEATURES SHOWN ON THE SCHEDULE TO THE SUBDIVISION AGREEMENT OR THE ADDITION OF FEATURES NOT SHOWN ON SUCH SCHEDULE, INCLUDING BUT NOT LIMITED TO RETAINING WALLS. PURCHASERS ARE ADVISED TO CONSULT WITH THE CONSTRUCTION SECTION OF THE TOWN'S TRANSPORTATION AND WORKS DEPARTMENT TO ASCERTAIN THE DETAILS OF THE APPROVED GRADING FOR ANY INDIVIDUAL LOT AND ARE CAUTIONED NOT TO RELY SOLELY UPON THE PROVISIONS AND DETAILS SHOWN ON THE SCHEDULE TO THE SUBDIVISION AGREEMENT.

#### COMMUNITY MAIL BOXES

NOTWITHSTANDING CURRENT OBJECTIONS OF THE TOWN OF RICHMOND HILL TO THIS POLICY, IT IS LIKELY THAT THERE WILL BE NO DOOR-TO-DOOR MAIL DELIVERY. PURCHASERS ARE ADVISED THAT CANADA POST CORPORATION INTENDS TO SERVICE THIS PROPERTY THROUGH THE USE OF COMMUNITY MAIL BOXES OR GROUP BOXES AND DOES NOT INTEND TO IMPLEMENT DOOR-TO-DOOR MAIL DELIVERY TO IT IN THE FUTURE.

#### PUBLIC TRANSIT SYSTEM

THE REGION OF YORK AND THE TOWN OF RICHMOND HILL ARE COMMITTED TO PROVIDING AN EXTENSIVE PUBLIC TRANSIT SYSTEM WITHIN THE TOWN.

PUBLIC TRANSIT IS A SERVICE UNDER THE JURISDICTION OF THE REGION.

IT IS POSSIBLE THAT A PUBLIC TRANSIT ROUTE WILL BE ESTABLISHED THROUGH THIS SUBDIVISION OR PART OF IT IN THE FUTURE. THE REGION RESERVES THE RIGHT TO PROMOTE THE INTRODUCTION OF A BUS ROUTE ON ANY STREET IN ORDER TO REACH THE GOAL OF PROVIDING AN EXTENSIVE TRANSIT SYSTEM. THIS WILL INCLUDE BUS-STOPS AND BUS SHELTERS.

FOR INFORMATION ON EXISTING TRANSIT SERVICE AS WELL AS POSSIBLE FUTURE TRANSIT SERVICES, PURCHASERS SHOULD CONTACT YORK REGION TRANSIT AT 905-762-2100 OR 1-866-668-3978 FOR YRT ROUTE MAPS, FUTURE PLANS MAPS OR THEY MAY VISIT THE REGION'S TRANSIT WEB SITE AT [TRANSITINFO@YORK.CA](mailto:TRANSITINFO@YORK.CA)

#### PLACEMENT OF OBJECTS WITHIN PUBLIC HIGHWAYS

PURCHASERS ARE ADVISED THAT THEY ARE NOT PERMITTED TO PLACE, OR PERMIT TO BE PLACED, ANY FENCE, TREE, SHRUB, BUSH, HEDGE, LANDSCAPE BERM, SIGNBOARD OR OTHER OBJECT WITHIN A PUBLIC HIGHWAY OR WITHIN THE LANDS LAID OUT ON THE PLAN FOR A PUBLIC HIGHWAY, WHETHER OR NOT SUCH LANDS ACTUALLY CONTAIN A PAVED PORTION OF A PUBLIC HIGHWAY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, PURCHASERS ARE ADVISED THAT NO DRIVEWAY CURB OR PILLAR MAY BE PLACED WITHIN A PUBLIC HIGHWAY OR WITHIN THE LANDS LAID OUT ON THE PLAN FOR A PUBLIC HIGHWAY, WHETHER OR NOT SUCH LANDS ACTUALLY CONTAIN A PAVED PORTION OF A PUBLIC HIGHWAY AND NO DRIVEWAY PLACED WITHIN SUCH LANDS SHALL BE CONSTRUCTED OR ALTERED SO AS TO INTERFERE WITH THE OPERATION OF ANY MUNICIPAL SERVICE, SUCH AS SNOW REMOVAL EQUIPMENT.

## SCHEDULE "M" NOTICES CONTINUED

### RIGHT OF ENTRY

THE PURCHASERS ARE HEREBY ADVISED THAT SECTION A.21 OF THE SUBDIVISION AGREEMENT PROVIDES THAT THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS IN ORDER TO CARRY OUT LOT GRADING IN ACCORDANCE WITH THAT SECTION

### LOTS ON BLOCK ABUTTING NATURAL AREAS AND/OR OPEN SPACE

THE SUBJECT PROPERTY/PROPERTIES ARE LOCATED ADJACENT TO ENVIRONMENTAL PROTECTION LANDS. THESE LANDS ARE CONSIDERED TO BE A PART OF THE PUBLICALLY OWNED ENVIRONMENTAL PROTECTION AREA AND WILL NOT BE MAINTAINED AS THEY ARE TO REMAIN IN A NATURALIZED STATE. USES SUCH AS PRIVATE PICNIC, BARBEQUE OR GARDEN AREAS; STORAGE OF MATERIALS AND/OR THE DUMPING OF REFUSE OR PLOUGHED SNOW OR MATERIALS OF ANY KIND ARE NOT PERMITTED ON THESE LANDS. IN ADDITION, ACCESS TO THE ENVIRONMENTAL PROTECTION LANDS THROUGH SUCH MEANS AS PRIVATE GATES IS PROHIBITED.

PURCHASERS ARE ADVISED THAT THE SUBJECT PROPERTY/PROPERTIES ARE ADJACENT TO AN AREA REGULATED BY THE TORONTO AND REGION CONSERVATION AUTHORITY. ANY WORKS (SITE GRADING OR THE CONSTRUCTION OF ANCILLARY STRUCTURES) MAY REQUIRE A PERMIT PURSUANT TO THE CONSERVATION AUTHORITIES ACT. LANDOWNERS SHOULD CONSULT WITH THE TRCA PRIOR TO UNDERTAKING WORKS WITHIN THIS AREA.

### LOT GRADING SECURITY

PURCHASERS ARE ADVISED THAT THE LOT GRADING SECURITY DELIVERED TO THE TOWN PURSUANT TO THE SUBDIVISION AGREEMENT IS ASSURANCE FOR THE SOLE BENEFIT OF THE TOWN THAT THE DEVELOPER WILL COMPLY WITH THE REQUIREMENTS FOR LOT GRADING TO THE SATISFACTION OF THE TOWN. IT IS IN THE NATURE OF A DIRECT RELATIONSHIP BETWEEN THE TOWN AND THE FINANCIAL INSTITUTION ISSUING THE SECURITY AND MAY BE REALIZED UPON BY THE TOWN ONLY IN ACCORDANCE WITH AND FOR THE PURPOSES SET OUT IN THE SUBDIVISION AGREEMENT. IF THE PURCHASER PAYS THE DEVELOPER OR ANY OTHER PARTY ANY AMOUNT TO SECURE OR REIMBURSE THE DEVELOPER OR ANY OTHER PARTY FOR THE LOT GRADING SECURITY THE RECOVERY OF THAT SECURITY FROM THE DEVELOPER (OR OTHER THIRD PARTY) IS A PRIVATE MATTER BETWEEN THE PURCHASER AND THE PAYEE. THE TOWN WILL NOT BE ABLE TO REALIZE UPON THE SECURITY TO REIMBURSE THE PURCHASER UNDER ANY CIRCUMSTANCES.

### IMPORTANT NOTICE TO PURCHASERS

AN APPLICATION HAS BEEN MADE FOR THIS PROJECT AND ALL APPROVALS REQUIRED FOR THE ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT MAY NOT HAVE BEEN GRANTED. FOR FURTHER INFORMATION, CALL THE TOWN OF RICHMOND HILL PLANNING DEPARTMENT 905-771-8910, FILE 19T (R)-12008

### PLACEMENT OF MATERIAL WITHIN LANDS FOR PARKLAND AND OPEN SPACE AND VALLEYLANDS AND RECREATONAL LANDS

PURCHASERS ARE ADVISED THAT THEY ARE NOT PERMITTED TO PLACE, OR PERMIT TO BE PLACED, ANY DEBRIS, JUNK, ROCKS, STUMPS, TREES, SHRUB, BUSH, HEDGE, LANDSCAPE BERM OR FILL OF ANY KIND OR OTHER PROJECTS WITHIN LANDS TO BE CONVEYED TO THE TOWN OF RICHMOND HILL FOR PARKLAND OR OTHER RECREATIONAL PURPOSES OR FOR OPEN SPACE OR VALLEYLANDS OR WITHIN THE LANDS LAID OUT ON THE PLAN FOR SUCH PURPOSES.

PURCHASERS ARE FURTHER ADVISED THAT THEY ARE NOT PERMITTED TO PLACE, OR PERMIT TO BE PLACED, A GATE IN ANY FENCE ERECTED ON SUCH LANDS AND THAT THEY SHALL NOT HAVE DIRECT ACCESS FROM THEIR OWN PROPERTY TO SUCH LANDS.

PURCHASERS ARE FURTHER ADVISED THAT THEY ARE NOT PERMITTED TO CAUSE OR ALLOW TO BE UNDERTAKEN ON ANY SUCH LANDS ANY ACTIVITY OTHER THAN PERMITTED BY THE TOWN IN ACCORDANCE WITH ITS BY-LAWS AND/OR PRACTICES WITHOUT THE EXPRESS PERMISSION OF THE COMMISSIONER.

### STREET TREES

PURCHASER ARE ADVISED THAT WHILE THE TOWN HAS IMPOSED A CHARGE FOR TREE PLANTING BASED UPON THE NUMBER OF RESIDENTIAL UNITS WITHIN THE PLAN(S), THERE IS NO GUARANTEE OR REPRESENTATION THAT A TREE WILL BE PLACED ON THE UNTRAVELLED PORTION OF THE PUBLIC HIGHWAY IN FRONT OF THE RESIDENTIAL UNIT THE PURHASERS ARE BUYING. THE USE OF THE NUMBER OF RESIDENTIAL UNITS IS SOLELY A METHOD OF CALCULATING THE CHARGE. IF THE PURCHASER PAYS THE DEVELOPER OR ANY OTHER PARTY ANY AMOUNT

## SCHEDULE "M" NOTICES CONTINUED

FOR TREE PLANTING OR STREET TREES, THAT IS A PRIVATE MATTER BETWEEN THE PURCHASER AND THE PAYEE. THE TOWN IS NOT OBLIGATED IN ANY MANNER WHATSOEVER TO PLANT A TREE IN FRONT OF ANY PARTICULAR RESIDENTIAL UNIT.

### PARK DEVELOPMENT

PURCHASERS ARE ADVISED THAT COMMUNITY USES ARE INTENDED FOR THE PARKLAND IN THE VICINITY OF THE PROPERTY AND THAT SUCH USES MAY RESULT IN INCREASED TRAFFIC ON STREETS ADJACENT TO OR IN THE VICINITY OF THE PROPERTY. PURCHASERS ARE FURTHER ADVISED THAT THE PROPERTY MAY BE AFFECTED BY NOISE AND LIGHTING FROM THE PARKLAND WHICH MAY INTERFERE WITH SOME ACTIVITIES OF THE BUILDING OCCUPANTS.

### VALLEYLAND AND OPEN SPACE DEVELOPMENT AND RECREATIONAL TRAIL SYSTEM

PURCHASERS ARE ADVISED THAT THE TOWN OF RICHMOND HILL INTENDS TO INSTALL TRAILS FOR RECREATIONAL USE IN LANDS TAKEN BY THE TOWN, THE TORONTO AND REGION CONSERVATION AUTHORITY AND/OR OTHER PUBLIC BODIES FOR VALLEYLANDS AND OPEN SPACE PURPOSES, WHETHER WITHIN, ADJACENT TO OR IN THE VICINITY OF THE PLAN, THAT SUCH TRAILS MAY BE SITUATED WITHIN THOSE LANDS IN LOCATIONS ADJACENT TO OR IN THE VICINITY OF THE PROPERTY AND THAT SUCH USES MAY RESULT IN INCREASED PEDESTRIAN AND NON-MOTORIZED VEHICULAR USE OF THOSE TYPES OF PUBLIC LANDS ADJACENT TO OR IN THE VICINITY OF THE PROPERTY.

### ENCROACHMENTS

PURCHASERS ARE ADVISED THAT ENCROACHMENTS OF ANY KIND ARE NOT PERMITTED ON TO ADJACENT ENVIRONMENTAL LANDS, OPEN SPACE, PARK, STORMWATER, VALLEYLAND, WATER COURSES OR CHANNELS.

### PARKS, VALLEYLANDS, STORMWATER MANAGEMENT BLOCKS, PUBLIC WALKWAYS AND TRAILS

PURCHASERS ARE ADVISED:

(A) THAT ENCROACHMENTS OF ANY KIND ARE NOT PERMITTED ON VALLEYLANDS, VALLEYLAND BUFFERS, STORMWATER MANAGEMENT BLOCKS, OR PARK LANDS;

(B) THAT COMMUNITY USES ARE INTENDED FOR BLOCKS 114 AND 115 AND THAT PARK USES MAY RESULT IN INCREASED TRAFFIC ON THE STREETS ADJACENT TO OR IN THE VICINITY OF THE PROPERTY. PURCHASERS ARE FURTHER ADVISED THAT PROPERTIES ADJACENT TO SUCH BLOCKS MAY BE AFFECTED BY NOISE AND LIGHTING FROM THE PARK USES; AND

(C) THAT BLOCKS 114, 115, 116, 117 AND 119 ARE INTENDED TO INCLUDE PUBLIC WALKWAYS AND TRAILS AND THAT SUCH USES MAY RESULT IN INCREASED VEHICULAR AND PEDESTRIAN TRAFFIC ON THE STREET AND ADJACENT TO OR IN THE VICINITY OF THE PROPERTY AND A HIGH VOLUME OF PEDESTRIAN TRAFFIC ON THE WALKWAYS. PURCHASERS ARE FURTHER ADVISED THAT PROPERTIES ADJACENT TO SUCH BLOCKS MAY BE AFFECTED BY NOISE AND LIGHTING FROM SUCH USES.

### NOISE ATTENUATION FENCES

PURCHASERS ARE ADVISED THAT WHERE NOISE ATTENUATION FENCES ARE SHOWN ON THE PLANS ATTACHED TO THE SUBDIVISION AGREEMENT WITH THE TOWN (SCHEDULE "B"), IT IS THE REQUIREMENT OF THE TOWN THAT SUCH NOISE ATTENUATION FENCES BE CONSTRUCTED ON PRIVATE PROPERTY AND THAT THEY BE MAINTAINED BY THE INDIVIDUAL OWNER OF THE LOT(S) OR BLOCK(S) TO THE SATISFACTION OF THE TOWN.

### CATCH BASINS, SUBDIVISION ENHANCEMENT FEATURES, TRANSFORMERS, ETC.

THE PURCHASER ACKNOWLEDGES THAT CERTAIN LOTS WITHIN THE SUBDIVISION MAY REQUIRE CATCH BASINS IN THE REAR YARD AND ASSOCIATED LEADS, RETAINING WALLS, FENCING, LANDSCAPING AND OTHER SUBDIVISION ENHANCEMENT FEATURES, AND THAT HYDRO TRANSFORMERS, STREET LIGHT POLES AND HYDRANTS WILL FRONT ONTO OR BE LOCATED WITHIN CERTAIN LOTS (INCLUDING THE PROPERTY) WITHIN THE SUBDIVISION (THE "SUBDIVISION"). THE PURCHASER AGREES TO ACCEPT THE PROPERTY SUBJECT TO ANY CATCH BASINS AND ASSOCIATED LEADS, RETAINING WALLS, FENCING, LANDSCAPING AND OTHER SUBDIVISION ENHANCEMENT FEATURES, AND HYDRO TRANSFORMERS, STREET LIGHT POLES AND HYDRANTS REQUIRED PURSUANT TO THE MUNICIPALLY APPROVED PLANS.

SCHEDULE "M-1"

**NOTICE**

TOWN OF RICHMOND HILL  
**FUTURE PARK SITE**  
For more information call  
Parks, Recreation and Culture Department  
(905) 771-8870  
**NO DUMPING**  
By-law No. 218-90 (As Amended)

SCHEDULE "M-2"

NOTICE - ALLOCATED SEWAGE CAPACITY

PURCHASERS ARE ADVISED THAT THE TOWN OF RICHMOND HILL HAS ALLOCATED SEWAGE CAPACITY FOR THE LOTS OR BLOCKS ON THE PLAN OF SUBDIVISION SUBJECT TO THE POLICIES ADOPTED BY THE COUNCIL OF THE TOWN FROM TIME TO TIME. ONE OF THOSE POLICIES IS THAT SUCH ALLOCATION MAY BE REVOKED IF THE ASSIGNED CAPACITY IS NOT UTILIZED WITHIN TWO YEARS FROM THE DATE OF ALLOCATION. AVAILABILITY OF SUCH SEWAGE CAPACITY IS PRE-CONDITION OF THE ISSUANCE OF ANY BUILDING PERMITS FOR ANY RESIDENTIAL DWELLING UNITS WITHIN THE PLAN. FOR FURTHER INFORMATION PLEASE CONTACT, THE TOWN OF RICHMOND HILL ENGINEERING AND PUBLIC WORKS DEPARTMENT AT (905) 771- 8800, FILE 19T-(R) 12008

SCHEDULE "M-3"

NOTICE TO PURCHASERS – STORMWATER MANAGEMENT FACILITIES

PURCHASERS ARE FURTHER ADVISED THAT IT IS THE INTENTION OF THE TOWN THAT ALL OR PART OF BLOCK 116 & 117 IS TO BE NATURALIZED AND LEFT IN ITS NATURAL STATE, PROVIDED THE PURCHASERS ACKNOWLEDGE THAT NOTHING IN THIS NOTICE SHALL IN ANY MANNER WHATSOEVER PRECLUDE OR BE INTERPRETED AS PRECLUDING THE TOWN FROM UNDERTAKING ANY IMPROVEMENTS TO SAID LANDS AT ANY FURTHER DATE.

SCHEDULE "M-4"

NOTICE TO PURCHASERS - WALKWAYS

PURCHASERS ARE ADVISED THAT THE TOWN OF RICHMOND HILL INTENDS TO INSTALL PUBLIC WALKWAYS ON BLOCKS 119 (Lots 30 & 31) WITHIN THE PLAN. THESE LANDS TAKEN BY THE TOWN AS WALKWAYS AND THAT SUCH USES MAY RESULT IN INCREASED VEHICULAR AND PEDESTRIAN TRAFFIC ON THE STREET AND ADJACENT TO OR IN THE VICINITY OF THE PROPERTY AND A HIGH VOLUME OF PEDESTRIAN TRAFFIC ON THE WALKWAYS. PURCHASERS ARE FURTHER ADVISED THAT THIS USE MAY AFFECT SOME ACTIVITIES OF THE BUILDING OCCUPANTS.

SCHEDULE "M-5"

NOTICE TO PURCHASERS - ENGINEERING FILL OR SPECIAL BUILDING TECHNIQUES

PURCHASERS ARE ADVISED THAT THE PROPERTY MAY HAVE RECEIVED OR MAY RECEIVE ENGINEERING FILL, PURCHASERS ARE FURTHER ADVISED THAT UNLESS THE PROPERTY HAS RECEIVED OR WILL RECEIVE SUCH ENGINEERING FILL, IT MAY REQUIRE SPECIAL BUILDING TECHNIQUES FOR THE FOUNDATION AND/OR SUPERSTRUCTURE OF THE BUILDING(S) ON THE PROPERTY. PURCHASERS ARE FURTHER ADVISED THAT, IN ANY EVENT, SPECIAL BUILDING TECHNIQUES MAY BE REQUIRED TO PROVIDE SUPPORT FOR ANY OTHER STRUCTURES BUILT ON THE PROPERTY, INCLUDING SUCH STRUCTURES AS SWIMMING POOLS AND DECKS.

SCHEDULE "M-6"

NOTICE TO PURCHASERS – SUMP PUMPS

PURCHASERS ARE ADVISED THAT AS A RESULT OF THE SHALLOW DEPTH OF THE STORM SEWERS SERVICING THE LANDS WITHIN THE PLAN AND IN THE VICINITY OF THE PLAN, EACH DWELLING UNIT MAY HAVE BEEN EQUIPPED WITH AN ELECTRICAL SUMP PUMP. THE PURCHASERS ACKNOWLEDGE THAT MAINTENANCE OF THE SUMP PUMP IS AND SHALL REMAIN THE SOLE RESPONSIBILITY OF THE OWNER OF THE DWELLING UNIT FROM TIME TO TIME. THE PURCHASERS ACKNOWLEDGE THAT THE CORPORATION OF THE TOWN OF RICHMOND HILL SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSSES OR COSTS INCURRED IN ANY MANNER WHATSOEVER IN THE EVENT OF FAILURE TO INSTALL SUCH SUMP PUMP, THE REMOVAL OF



SUCH SUMP PUMP, THE FAILURE OR INADEQUACY OF SUCH SUMP PUMP, THE FAILURE TO MAINTAIN SUCH SUMP PUMP TO PREVENT WATER OR MOISTURE FROM ENTERING OR COLLECTING WITHIN THE DWELLING UNIT FOR ANY REASON WHATSOEVER. SPECIFICALLY THE FOLLOWING LOTS OF REGISTERED PLAN (LOT 1) WILL HAVE A SUMP PUMP

SCHEDULE "M-7"

NOTICE TO PURCHASERS -NOISE

PURCHASERS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AREA WITHIN THE INDIVIDUAL BUILDING UNITS, NOISE LEVELS MAY CONTINUE TO BE OF CONCERN, OCCASIONALLY INTERFERING WITH SOME ACTIVITIES OF THE BUILDING OCCUPANTS.

PURCHASERS/TENANTS OF LOTS 10-34 ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AND WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASION INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT.

THE DWELLING UNITS ON LOTS 10-34 HAVE BEEN DESIGNED WITH THE PROVISION FOR ADDING CENTRAL AIR CONDITIONING AT THE OCCUPANT'S DISCRETION. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT IN LOW AND MEDIUM DENSITY DEVELOPMENTS WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT.