

## FAQ's

### ***What type of construction is planned?***

Wood frame construction for floors 2 to 5 over concrete parkade and first level.

### ***Will a parking stall be included with every home?***

One parking stall is included for all homes. Additional parking stalls are available and will be sold on a first come, first serve basis.

### ***Are there enough storage lockers for every buyer at Brooks Landing?***

Storage lockers are available for all owners. Storage lockers are included in the purchase price. Storage lockers are located in the parkade level and are cage style, the dimensions are approximately 5 feet by 7 feet.

### ***Does Brooks Landing allow pets and are there size restrictions?***

Yes, Brooks Landing will allow up to two pets per suite with no size-restriction on dogs. There will be restrictions on breeds which will be highlighted in the bylaws.

### ***When will Brooks Landing be completed?***

The estimated completion date for Brooks Landing is Fall 2023. A more detailed timeline will be provided to homeowners in Fall 2021.

### ***Will there be boat slips available?***

The developer is applying to build a boat dock. The application is in progress so at this time there is no confirmation that a boat slip will be available for all buyers. The application will be for a 20-slip boat dock with one boat slip available for each interested homeowner.

### ***Will there be a gym?***

There will be a fully equipped fitness centre in the parkade level of the building.

### ***What is included in the common property?***

The Common Property and common facilities will consist of the common roadway, walkways, sidewalks and ramps, guest parking, storage lockers, loading area, garbage and recycling area, swimming pool, hot tub and pool deck washroom, elevator, lobby, hallways, fitness room, lakeside storage building, beach, seating areas, fire pit, and landscaped areas.

### ***What is the Deposit requirement?***

- Initial Deposit: \$10,000 at time of writing contract
- Second Deposit: 10% within 7 days (less \$10,000)
- Third Deposit: 10% upon approval of construction financing (Foreign buyers pay 20% for third deposit)

### ***Does Brooks Landing have rental restrictions?***

Yes, we will only allow rentals of 30 days or more.

### ***What are estimated strata fees?***

The Brooks Landing strata budget has the following estimated monthly strata fee per square foot: .42 cents

### ***Has a strata management company been chosen?***

The strata management company for Brooks Landing is Keystone Property Management. [www.keystone.pm](http://www.keystone.pm)

### ***What is included in the strata fees?***

The strata fees will cover the following expenses:

- Water, sewer and garbage
- Natural gas
- Building insurance
- Strata administration
- Landscaping and snow removal
- Security
- Common area utilities and maintenance
- Maintenance for elevator and sprinkler systems
- In-ground well (for landscaping and pool)
- Amenities and storage building

### ***Will Brooks Landing allow assignments?***

Brooks Landing buyers will be able to assign their contract with developer approval at an assignment fee of 3% of the purchase price plus GST. Please note: Assignments require written permission of the developer and will only be considered once all deposits are paid, and Brooks Landing is completely sold-out.

*This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. The builder reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Square footage and room sizes are approximate and actual square footage may vary slightly. E.&O.E.*