



Habitat
for Humanity[®]
Heartland Ontario

**TABLE OF CONTENTS TO THE
DISCLOSURE STATEMENT FOR
BRANTWOOD PARK**

**A PROPOSED STANDARD (PHASED) CONDOMINIUM
at 200 Brantwood Park Rd., Brantford, Ontario**

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(UNDER SUBSECTION 72 (4) OF THE CONDOMINIUM ACT, 1998)

*Condominium Act, 1998***Declarant's name:**

Habitat for Humanity Heartland Ontario Inc.

Declarant's municipal address:

80 Morton Ave East, Brantford, Ontario N3R 7J7

Brief legal description of the property/proposed property:

Lot 39 and Part of Lot 38, Concession 2, Geographic Township of Brantford; being Part 1 on Plan 2R-8412; City of Brantford; currently PIN 32187-0360

Mailing address of the property/proposed property:

c/o 80 Morton Ave East, Brantford, Ontario N3R 7J7

Municipal address of the property/proposed property (if available):

200 Brantwood Park, Brantford, Ontario

Condominium corporation:(known as the "Corporation")

Brant Standard Condominium Corporation No. _____ [TBD]

THE TABLE OF CONTENTS IS A GUIDE to where the disclosure statement deals with some of the more common areas of concern to purchasers. Purchasers should be aware that the disclosure statement, which includes a copy of the existing or proposed declaration, by-laws and rules, contains provisions that are of significance to them, only some of which are referred to in this Table of Contents.

Purchasers should review all documentation.

In this Table of Contents,

- "unit" or "units" include proposed unit or units;
- "common elements" includes proposed common elements;
- "common interest" includes a proposed common interest; and
- "property" includes proposed property.

THIS DISCLOSURE STATEMENT DEALS WITH SIGNIFICANT MATTERS, including the following:

Matter		Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement
1. The Corporation is a freehold condominium corporation that is a standard condominium corporation which will be phased.		Refer to: Page 2 of the declaration, in second paragraph of the preamble prior to Article I Paragraph 1 Article 1 on page 2 of the disclosure statement All of Article 2 on Page 2 of the disclosure statement
2. The property or part of the property is or may be subject to the <i>Ontario New Home Warranties Plan Act</i> .	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 4 starting on page 3 of the disclosure statement

Matter		Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement
<p>3. The common elements and the units are enrolled or are intended to be enrolled in the Plan within the meaning of the <i>Ontario New Home Warranties Plan Act</i> in accordance with the regulations made under that Act.</p> <p>Note: Enrolment does not necessarily mean that claimants are entitled to warranty coverage. Entitlement to warranty coverage must be established under the <i>Ontario New Home Warranties Plan Act</i>.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 4 starting on page 3 of the disclosure statement
<p>4. A building on the property has been converted from a previous use.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Article 5 on page 5 of the disclosure statement
<p>5. One or more units or a part of the common elements may be used for commercial or other purposes not ancillary to residential purposes.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Paragraph 2 of Article 3 on page 3 of the disclosure statement Paragraph 4 of Article II starting on page 5 of the declaration
<p>6. A provision exists with respect to pets on the property.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 8 on page 5 of the disclosure statement Article VII starting on page 15 of the declaration
<p>7. There exist restrictions or standards with respect to the use of common elements or the occupancy and use of units that are based on the nature or design of the facilities and services on the property or on other aspects of the buildings located on the property.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: All of Articles II through VIII (inclusive) of the declaration, and all of the Rules
<p>8. The Declarant intends to lease a portion of the units.</p> <p>The portion of units to the nearest anticipated 25%, that the Declarant intends to lease is 0%.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Article 14 on page 6 of the disclosure statement
<p>9. The common interest appurtenant to one or more units differs in an amount of 10 per cent or more from that appurtenant to any other unit of the same type, size and design.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Schedule D starting on page 24 of the declaration Paragraph 14 of Article 23 on page 8 of the disclosure statement
<p>10. The amount that the owner of one or more units is required to contribute to the common expenses differs in an amount of 10 per cent or more from that required of the owner of any</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Schedule D starting on page 24 of the declaration

Matter		Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement
other unit of the same type, size and design.		Paragraph 15 of Article 23 on page 8 of the disclosure statement
11. One or more units are exempt from a cost attributable to the rest of the units.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Article 18 on page 7 of the disclosure statement
12. There is an existing or proposed by-law establishing what constitutes a standard unit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 11 on page 6 of the disclosure statement Article 21 on page 7 of the disclosure statement Article X starting on page 13 of By-Law Number One
13. Part or the whole of the common elements are subject to a lease or licence.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 19 on page 7 of the disclosure statement
14. Parking for owners is allowed: (a) in or on a unit (if unit a garage); (b) on the common elements; (c) on a part of the common elements of which an owner has exclusive use. There are restrictions on parking.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Rules 5 to 7 under the heading "Traffic and Parking Control" on page 2 of the Rules Paragraph 9 of Article II on page 6 of the declaration Article VIII on page 17 of the declaration Article 9 on page 5 of the disclosure statement
15. Visitors must pay for parking. There is visitor parking on the property.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Paragraphs 1 and 4 of Article 9 on page 5 of the disclosure statement
16. The Declarant may provide major assets and property, even though it is not required to do so.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Paragraph 7 of Article 23 on page 8 of the disclosure statement
17. The corporation is required: (a) to purchase units or assets; (b) to acquire services; (c) to enter into agreements or leases with the Declarant or a subsidiary body corporate, holding body corporate or affiliated body corporate of the Declarant.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 15 starting on page 7 of the disclosure statement Paragraphs 5 and 7 of Article 23 on page 8 of the disclosure statement
18. The Declarant or a subsidiary body corporate, holding body corporate or affiliated body corporate of the Declarant owns land adjacent to the land described in the description.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 22 on page 8 of the disclosure statement Article 2 starting on page 2 of the disclosure statement

Matter		Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing declaration, by-laws, rules or other material in the disclosure statement
(1) The current use of the adjacent land owned by the Declarant is vacant land with some of such lands being under construction for the phases of the Condominium.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
(2) The Declarant has made representations respecting the future use of the land. The disclosure statement contains a statement of the representations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
(3) Applications have been submitted to an approval authority respecting the use of the land. The disclosure statement contains a summary of the applications.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. To the knowledge of the Declarant, the Corporation intends to amalgamate with another corporation or the Declarant intends to cause the Corporation to amalgamate with another corporation within 60 days of the date of registration of the declaration and description for the Corporation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to: Article 16 on page 7 of the disclosure statement
20. n/a		
21. n/a		
22. n/a		
23. n/a		
24. The Declarant intends to create one or more phases after the creation of the unit. Under clause 147 (1) (b) of the <i>Condominium Act, 1998</i> , the Declarant is not required to create a phase after the creation of the unit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Refer to: Article 2 on page 2 of the disclosure statement
25. Under clause 51 (h) of Ontario Regulation 48/01, no amendments to the declaration and description creating a phase may be registered after more than 10 years after the registration of the declaration and description that created the Corporation.		Refer to: Paragraph 2 of Article 2 on page 2 of the disclosure statement
26. The disclosure statement includes information about each phase that the Declarant intends to create.		Refer to: Article 2 on page 2 of the disclosure statement
27. n/a		

THE PURCHASERS' RIGHTS under the *Condominium Act, 1998* to rescind an agreement of purchase and sale are set out at Pages 9 and 10, inclusive, of the disclosure statement where sections 73 and 74 of the Act are reproduced.

THIS DISCLOSURE STATEMENT is made this 12th day of April, 2022.