

TC5

AT SMARTCENTRES[®] PLACE

HOMEOWNER'S GUIDE

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7890 JANE STREET, VAUGHAN, L4K 0K9

WELCOME HOME

Thank you for choosing us as your home builder. At CentreCourt, we are committed to being the best condominium developer in the Greater Toronto Area by providing great design, quality and customer service. We take the trust you have placed in us very seriously and now that you will be moving in, we are focused on ensuring the transition into your new home is as easy and enjoyable as possible.

This Homeowner's Guide has been created to provide you with answers to the most commonly asked questions concerning your home on topics ranging from building access to maintenance and repairs. We encourage you to take the time to carefully read and review this Homeowner's Guide to gain a better understanding of your home and the building. Furthermore, there are a number of valuable tips in this Homeowner's Guide that will help you to properly care for your home, thereby allowing it to look and function at its best for many years to come.

Should you have further questions or need additional information beyond what is covered in this guide, please do not hesitate to contact our Customer Care Team. We are happy to answer your questions, no matter how big or small. We wish you all the best as you make Transit City 5 your new home!

Sincerely,



Hazel Zulueta
Associate Vice President - Customer Care
CentreCourt

TC5
AT SMARTCENTRES® PLACE

CONTACT INFORMATION

CentreCourt is committed to providing you with the highest level of customer service. The role of Customer Care is to guide and help you through suite closing to post occupancy and warranty related service.

For your convenience, the Customer Care team is located on the ground floor of TC4 at 1000 Portage Parkway, Vaughan, L4K 0L1 and will be there for the duration of suite occupancy. Once the majority of service requests have been addressed, the Customer Care office will operate from the CentreCourt main office located at 134 Peter Street, Suite 200, Toronto, ON M5V 2H2.

Please find below contact information for our Customer Care Team.

Phone: 416.869.9261

E-mail: tc5@centrecourt.com

Warranty Service Request:
centrecourt.com/warranty



Password: tc5HOj23!

CONTACT INFORMATION

PROPERTY MANAGEMENT

360 Community Management Ltd. has been retained to manage Transit City 5 and will deal with the day-to day operations of the building and common elements. The Property Management Office is located on the 7th Floor of Transit City 5. Please find below contact information for the Property Management Team.

Hours of Operation:

Monday to Friday - 9AM to 5PM

Contact Information:

E-mail: transitcity5@360cm.ca

Phone: 905.669.8845



360 Community Management Ltd.

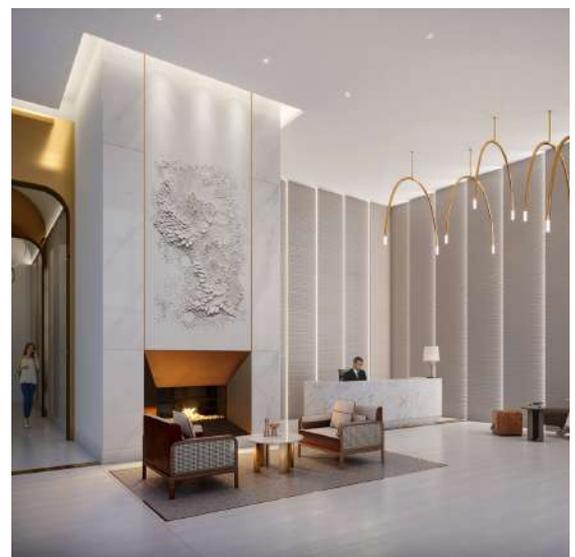
If you have any emergency after business hours, please contact the concierge desk at 905.660.7465. For all general emergencies, please call 911.

CONCIERGE

Transit City 5 enjoys a 24/7 professional concierge service. The Concierge is responsible for access control of all guests to the property, acceptance of deliveries for residents and oversight of building safety and security. The concierge is also your first point of contact in case of an emergency.

Concierge is located in the lobby of your building and can be reached at below.

Phone: 905.660.7465



ACCESS TO THE BUILDING



Your access fob will provide entry to the building and amenity areas. An access fob works by simply placing it close to one of the readers mounted next to the doors and within each elevator. You will be provided with two access fobs at the time that you pick up your keys for occupancy. Only registered residents will be able to purchase additional fobs.

If an access fob is lost or stolen, you must report it immediately to Property Management or the Concierge. The missing fob will be deactivated to avoid unauthorized entry into the building and a replacement access fob can be purchased through Property Management.

Visitors must use the enterphone system located in the lobby vestibule in order to contact the resident that they are visiting. Homeowners should complete the Resident Information Form with the landline or cell phone number and provide same to the Property Manager or Concierge in order to program the enterphone system. A buzz code will then be provided.

All visitors will need to register with the Concierge before entering the property.

SECURITY

Reminder that security is everyone's responsibility. In order to ensure the safety of all residents, the following steps should be taken:

- Do not let any strangers in behind you when entering or exiting the building or parkade
- Do not leave access fobs/keys in your car
- Use your access fob every time you enter the building (once the system is activated)
- If you lose your access fobs/keys or they are stolen, contact the Concierge immediately to deactivate any missing access fobs
- Inform your guests of your buzz code

ACCESS TO THE PARKADE

Access to the parking area for residents is gained by using the garage door remote provided to each owner of a parking unit at Transit City 5. The garage entrance door is located on the north side of TC4 Condos with direct access from Portage Parkway.

There is no visitor parking area on-site but there is commercial paid parking available on P1 level as well as paid parking surface lots that offer monthly parking, when available.

All purchasers of parking spaces will be provided with one garage door remote. Report all lost or stolen remotes for immediate deactivation. If you need to replace the garage remote, please contact Property Management.



COMMON AREAS

AMENITIES

For amenity hours of operation and booking instructions, please check in with Property Management or the Concierge. During the initial occupancy period, amenity procedures are being established. In general, please note the following:

- Guests must be accompanied by the resident at all times;
- Children under the age of 12 are not permitted in the amenity areas unless accompanied by an adult resident not under 18 years of age;
- Pets are not permitted in the facilities; and
- Residents or guests are not permitted to smoke in amenity areas



BALCONIES AND WINDOWS

With respect to the use of balconies and windows, please note the following:

- No awnings or shades may be erected over or outside of the windows and balconies
- Nothing may be placed on the outside of the windowsills or projections of any suite
- Nothing may be thrown out of the windows or doors of the building or from any balconies or terraces (including, for example, cigarette butts, bottle caps or garbage)
- No mops or brooms, bedding, etc. shall be shaken from any window or door
- No hanging planters or plants over balcony railings are permitted. Only seasonal furniture is permitted on balconies.
- No lights are permitted to be strung or affixed to the exterior walls or any balcony railing
- Window curtains should be either white or off-white when viewed from the outside to maintain uniformity from the exterior

MOVING & DELIVERIES

BOOKING ELEVATOR

In order for residents to book the service elevator for move-in, move-out or deliveries, residents must be registered on Max Condo Club. Once registered, you will have access to elevator bookings under the "Amenities" tab.

All elevator booking requests will be approved by Property Management and a security deposit of \$500.00 is required to secure your booking.

While we will take elevator bookings in advance of closing dates, please note that use of the elevator will be dependent if the suite successfully closed. We recommend NOT to book the elevator on the same day as your closing to avoid disappointment in case the closing gets delayed for any reason.

In addition, you will also be required to book the elevator for any large deliveries subsequent to your initial move-in.

Your Property Manager and Concierge will inform you regarding the requirement to inspect the service elevator and adjacent common elements immediately prior to and following its use. Any damage noted during the pre and post inspection that was not noted on the initial inspection may be deemed the responsibility of the homeowner and charged back accordingly.

Cardboard boxes must be broken down and/or flattened prior to bringing downstairs. See Concierge for access to the designated area.



For any questions or concerns regarding the elevator booking, please contact Property Management at **transitcity5@360cm.ca** or at **905.669.8845**

MOVING & DELIVERIES

MAIL DELIVERY

The mailing address of Transit City 5 is:
7890 Jane Street, Vaughan, L4K 0K9

Canada Post will commence mail delivery and mail can be picked up in the mailroom on the ground floor. Parcels and deliveries will be held by Concierge once a waiver form is signed. There is a restriction in acceptable parcel sizes which is no larger than 2ft x 2ft x 2ft. Please ensure that all mail has your name and suite number on the shipping label.



GARBAGE, RECYCLING & ORGANIC DISPOSAL

The garbage, recycling and organic disposal room is located on each residential floor. For the consideration of other residents, the chute room is only to be used between the hours of 8:00 a.m. and 10:00 p.m. to minimize noise disturbances.

Transit City 5 utilizes a tri-sorter system, with one chute used for garbage, recyclable material and organic waste. The chute can be set to accept either one by pressing the button for the desired selection located above the chute door.

All garbage must be properly drained and double-bagged to prevent any odour, mess or damage during its passage through the garbage chute. All garbage must be firmly pushed through the chute and not left in the access area or on the floor.

The following items must not go down the garbage chute as they may cause blockages or damage to the vertical chute:

- Bulky items
- Large boxes, move-in cartons, pizza boxes, etc.
- Paint
- Furniture
- Kitty litter

The above-mentioned items should be taken down to the bulk area located on the ground floor by the loading dock and manually disposed in the appropriate bin. Cardboard boxes must be broken down and/or flattened prior to bringing downstairs. Ask your Property Management regarding proper disposal, if uncertain.

RESIDENT PARKING & STORAGE

PARKING

When entering or leaving the premises, please drive safely and at a speed of no more than 10 km/h and adhere to all posted signs. When entering the garage, you must use your garage door remote. Please park within the boundary lines of your parking space. Please lock your vehicle at all times and avoid leaving valuables inside.

Property Management will require the license plate numbers for all vehicles parking in the garage to ensure that vehicles are parking in their appropriate location. Vehicles parked in unauthorized spots will be ticketed and/or towed at the owner's expense. If an unauthorized vehicle parks in your designated spot, please contact the Concierge Desk and they will provide York Region Parking Enforcement's phone number as it will be the homeowner's responsibility to arrange for ticketing/towing.

Vehicle repairs, washing, oil changes and storage of items or non-functional vehicles are not permitted in the parking areas. Parking spaces are for vehicles only and are not to be used as storage for any items. Items left in the garage will be removed and may be discarded without notice.

If any oil leaks or spills, please notify Property Management and clean the leaks or spills with soap and water or place an absorbent material on the spot to soak up the spill and clean up at a later date. Leaks left for any lengthy period of time may result in damage to the surface of the parking garage and will be the responsibility of the homeowner to cover all costs incurred.

STORAGE UNITS

If you purchased a locker, access to the storage locker rooms will be through the use of a key which will be provided at the time that you take occupancy. A lock must be placed on your specific storage unit within the locker room at all times to secure your items. It is your responsibility to ensure that all articles stored in the storage units are kept below any sprinklers, plumbing or other piping located under the ceiling slab and below the level established by applicable codes identified in the room.

Storage of gasoline, propane or any other combustible material within a storage unit is prohibited. Any items found outside of locker cages can and will be removed and disposed of without further notice in accordance with the fire code.

UTILITIES

CABLE, TELEPHONE & INTERNET SERVICE PROVIDER

Your suite is pre-wired for cable, telephone and internet service. As an exclusive offer to residents, please note that your internet service is part of the bulk agreement with the building through Bell.

Please refer to the Bell information brochure for additional details. It is your responsibility to arrange for your utility services.



Phone: 1-888-988-0818

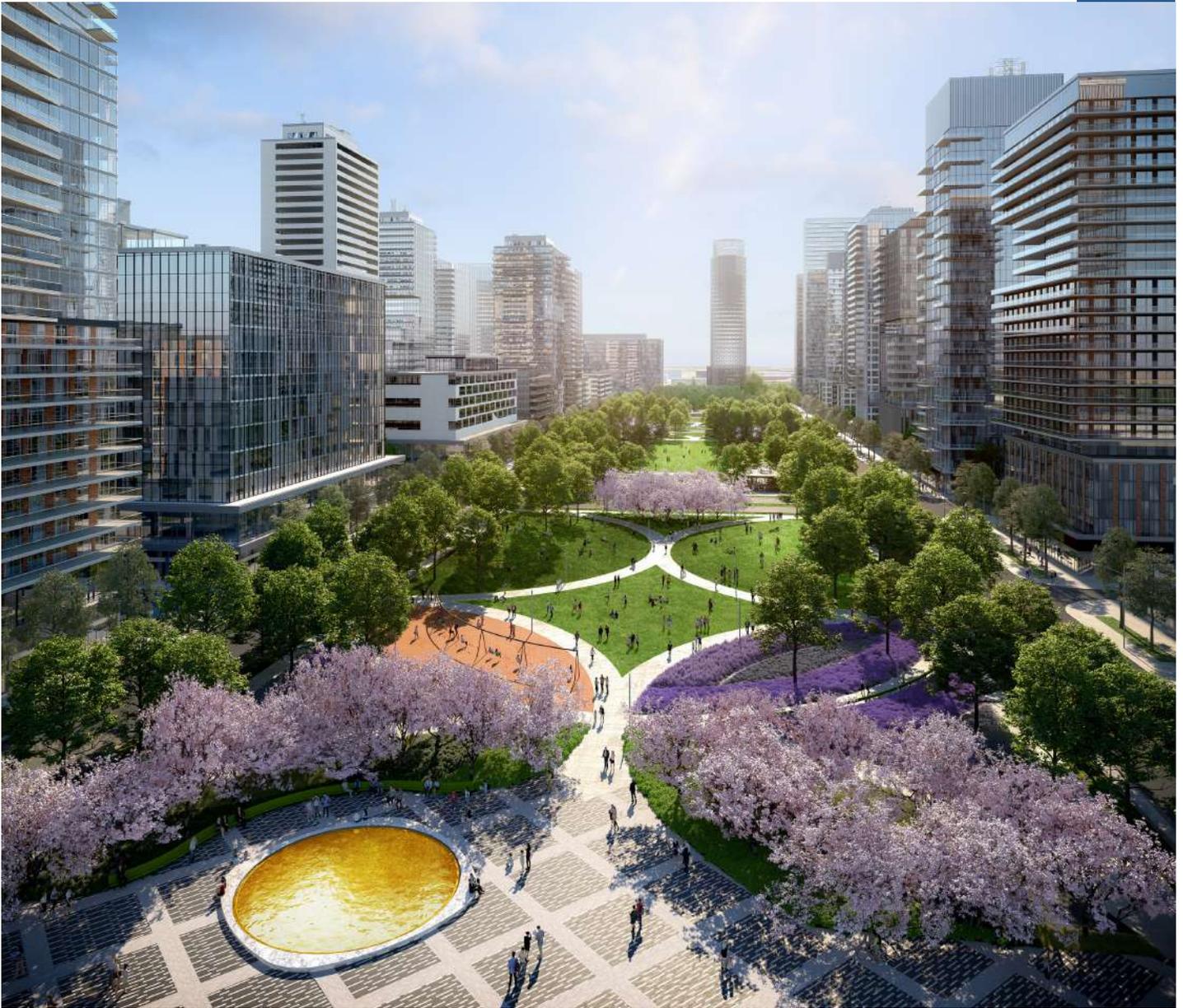
ELECTICITY, WATER & THERMAL RECOVERIES

Your suite is directly sub-metered by Metergy for Electricity, Hot and Cold Water, Thermal Heating and Thermal Cooling metering services. Please refer to the Metergy information package and Customer Service Agreement for additional details. It is your responsibility to set up and maintain your account with Metergy. Once you establish your account, you will be billed directly by Metergy based on the consumption in your unit.

Your direct usage for electricity and water usage will be billed via the readouts from the meters installed in your suite. Metergy also recovers gas consumption used to operate the heating boiler (in the winter months) and electrical consumption to operate the chiller (in the summer) which are responsible for the temperature of the water that flows through the fan coil units depending on the season.



PHONE #	E-MAIL	HOURS
1.866.449.4423	customercare@metergysolutions.com	MON-FRI / 8AM to 6PM



ENERGY SAVING TIPS

Here are some helpful tips on how to minimize energy consumption:

- Turn off lights, TVs, etc. and unplug computers and chargers when they are not needed. Some electronic items continue to use small amounts of electricity unless they are unplugged
- Wash clothes in cold water. This does just as good a job, keeps your colours bright and saves energy. Approximately 85-90% of the energy used by washing machines is for heating the water
- Shift electricity use to off-peak times, when electricity rates are lower. Use the washer, dryer and dishwasher before or after peak demand times. On weekdays, high-peak demand is late afternoon or early evening

MAINTENANCE & REPAIR

The following table outlines whether the homeowner or the Condominium Corporation is responsible for the ongoing maintenance and repair of various aspects of your suite and the building.

ITEM	RESPONSIBILITIES	RESPONSIBLE PARTY
Plumbing and related systems and components	All maintenance, repair and replacement of all or any portion of the system exclusively serving a subject unit and situated within the unit (excluding suite shut off valves).	Homeowner
	All maintenance, repair and replacement of all or any portion of the system serving more than one unit and/or the common elements, or situated outside the unit boundaries, as well as suite shut off valves.	Condo Corp
Electrical and related systems and components	All maintenance, repair and replacement of all or any portion of the system exclusively serving a subject unit and situated within the unit (excluding individual suite panel disconnect).	Homeowner
	All maintenance, repair and replacement of all or any portion of the system serving more than one unit and/or the common elements, or situated outside the unit, as well as individual suite panel disconnect.	Condo Corp
Heating/Cooling and related systems and components	All maintenance, repair and replacement of all or any portion of the system exclusively serving a subject unit and situated within the unit (including fan coil units, filters, etc.).	Homeowner
	All maintenance, repair and replacement of all or any portion of the system serving more than one unit and/or the common elements or situated outside the unit.	Condo Corp
Building, exterior roof, vertical walls, foundations, corridors, lobbies and common areas	Maintenance, repair and/or replacement.	Condo Corp
Windows, glass, balcony, railings	Cleaning of interior surfaces serving the units, and the cleaning of all exterior surfaces accessible by patio, terrace or balcony, including railings, plus breakage of any windows through the unit owner's/tenant's negligence.	Homeowner
Windows	All exterior surfaces, except those accessible by patio, terrace or balcony, and other common elements' windows.	Condo Corp
All entry doors and door frames to dwelling units	All repairs except those caused by dwelling unit Owner's and/or tenant's negligence. Maintenance of exterior.	Condo Corp
	Maintenance of interior	Homeowner
Doors situated within dwelling units (including all interior surfaces, locks, frames, hinges and hardware providing access to dwelling units)	Maintenance, repair and/or replacement.	Homeowner
Parking Garage	Maintenance, repair and/or replacement.	Condo Corp
Parking Spaces	Upkeep and general tidiness of individual parking spaces.	Homeowner
Bicycle/Storage Units	Maintenance, repair and/or replacement.	Condo Corp
	Upkeep and cleaning of individual bicycle/storage units.	Homeowner

APPLIANCE WARRANTIES

Maintenance and repair of all appliances are the owner's responsibility. Included within your suite at the time of Occupancy are instruction manuals for each of the appliances noted below. For ease of reference, the table below provides you with manufacturer and model information for all of the major appliances within your suite. Please note each appliance comes with a 1- year warranty commencing the date you take possession of the suite (closing date).

IMPORTANT NOTE - Prior to first use, please ensure that water supply valves to your dishwasher and washing machine are in the ON position.

ITEM	MANUFACTURER	MODEL	WARRANTY CONTACT
Washer/Dryer	Distinctive	WM72200WDV17600W	service@distinctive-online.com 1.800.561.7265
Wall Oven	Whirlpool	WOS52EM4AS	1.800.807.6777
Refrigerator	KitchenAid	KBBX104EPA	1.800.807.6777
Cooktop	Whirlpool	WCE55US4HB	1.800.807.6777
Dishwasher	Whirlpool	UDT555SAHP	1.800.807.6777
	- or - Fulgor	F4DWS24F11	service@distinctive-online.com 1.800.561.7265
Hood Fan	Broan	PM300SS	1.800.882.7626
Microwave	Whirlpool	WMC11009AS	1.800.807.6777

If you need to request warranty repair for the appliances within the 1-year warranty, please provide the following information when calling in:

- Name of registered owner
- Suite number, Contact phone number & email
- Model # & Suite # (Occupancy Documents/Transfer Deeds are proof of purchase)
- Detailed description of the problem
- Date of suite occupancy (closing date)

APPLIANCE WARRANTIES

Please find below some best practices to extend the useful life and maximize the performance of your appliances:

Dishwasher

Only use dishwasher soap made specifically for dishwashers. Any substitutions may result in leakage and/or excessive bubbles. To prolong the life of your dishwasher, make sure plastic items are dishwasher safe and rinse food off dishware and tableware before placing them in the dishwasher. Failure to rinse dishes can result in food particles blocking the drain, leading to unnecessary repairs, which are the owner's responsibility.

Dryer

Your dryer exhaust system contains two lint trap doors – one inside the dryer and the other on the ceiling just above the dryer. In order to maintain dryer efficiency and avoid potential fire hazard, you should clean both lint traps on a regular basis. It is highly recommended to clean the lint from the dryer door after each load. In addition, clean the lint from the ceiling lint trap on a bi-weekly basis or as needed. If lint is not cleared from the drum, clothes may take longer to dry and lint build up presents a fire hazard. During lint screen cleaning, some of the lint may become airborne and travel to the surrounding area. Keep the area around the dryer and the exhaust opening clutter free, and do not block the flow of ventilating air. Have the interior dryer, lint screen and exhaust duct cleaned by a professional service technician periodically. Follow the manufacturer's instructions on using fabric softeners.

Washing Machine

An ON/OFF valve for water supply to the clothes washer is located on the wall next to it. When switching the valve from the OFF position to the ON position, it is important to move the lever very slowly. Switching the lever too quickly could result in a surge of water pressure to the washer, which could activate the flood-stop safety mechanism inside the washer hose. This would stop water flow to the washer temporarily, until the flood-stop mechanism slowly resets itself. After each load, leave the lid open so moisture can evaporate, preventing rust from forming. Avoid overloading the washer and try to load the drum evenly. When not using the washer, always keep the shut off valve in the off position.

Microwave

Do not use metal or metal trimmed pots or glasses or metal foil in the microwave. Any metal placed in a microwave could damage the appliance, and presents a fire hazard.

Hood Fan

Periodic maintenance is recommended for efficient operation of the hood fan. The grease filter should be cleaned periodically with a mild detergent water solution and dried thoroughly. Potential fire hazards are created by grease accumulation on filters.

Refrigerator

For the freezer section, do not remove the compartment trays as they ensure alignment to allow the door to fully close and seal

ELECTRICAL

BREAKER PANEL

Your suite is equipped with a single electrical panel, the location of which varies by suite. The panel provides power to your suite and several circuit breakers, which in turn provides power to a specific area. If you overload one of the electrical outlets, the breaker will trip. To restore power, please follow these steps:

- Make sure your hands are dry to avoid electric shocks
- Turn off all lights and unplug everything in the affected area
- Locate the tripped breaker. A tripped breaker will be set in the off or middle position
- If the tripped breaker is in the middle position. Turn it “Off” first
- Push the breaker to the “On” position to restore power. A properly reset breaker should “snap” into place when restored to the “On” position

If the breaker still trips:

- You could check for a short by turning on lights individually and plugging devices into plug outlets one at a time, to determine which light or power outlet is causing the malfunction. Then you can determine if the malfunction is due to a melted power cord or other device issue.
- Sometimes having too many devices plugged into the same circuit will trip the breaker, and plugging some of them into a different circuit will fix the issue. A single circuit will contain several plug outlets and light fixtures, so when redistributing devices make sure you are moving them to a plug outlet on a different circuit. A vacuum cleaner is an example of a device that will commonly overload a circuit that is already near its capacity – if this is the case, try plugging it in to a plug outlet in a different area of your unit.

If after taking these steps a breaker does not stay “On” after attempting to restore it, there may be a wiring problem in which case an electrician should be called. Never attempt to fix electrical wiring or dismantle an outlet or light fixture yourself, due to risk of electric shock.

ELECTRICAL

GFI OUTLETS

Plug outlets in the washrooms or kitchen are protected by a Ground Fault Interrupter (GFI) located above the washroom sink. This plug outlet has two buttons on it, “RESET” and “TEST”. Press the RESET button to reset and the TEST button to test the GFI. A GFI protects other plug outlets as well. If you do not have power at an outlet, try pushing the GFI reset button.

If you have more than one bathroom, your GFI outlets may be linked. This means that only one bathroom will have GFI test and reset button and the other bathroom outlet will be linked to it.



ELECTRICAL SAFETY

General Tips:

- Avoid using any electrical devices near a bathtub, shower or sink
- Stand in a dry place when operating any electrical appliance
- If a device that is plugged in falls into a sink or other water container, unplug it before retrieving it
- Never touch a tap or grounded metal while in contact with an electronic device
- Unplug appliances prior to cleaning
- Unplug a toaster before you pry out bits and pieces with a fork or knife. You may get a shock from some models, even if they are turned off
- Have Ground Fault Circuit Interrupters installed, particularly near the sink or other water sources
- Do not use multiple plug adapters on single plug outlets, as they could present a fire hazard
- Never leave an extension cord under a carpet – it could cause electric shock or fire

PLUMBING

PLUMBING

The plumbing in your suite was installed by a professional plumber and maintenance should be minimal with proper care. Any fixture that is not frequently used should be turned on or flushed at regular intervals. Fixtures have water-filled traps to prevent sewer gases and airborne bacteria from entering your suite. By flushing or turning on any fixture, water vapours are replaced with water and odours will be gone.

Minimize the disposal of grease, fat and similar waste through the plumbing system, as they tend to lead to clogging. Consider keeping a jar under the sink to pour liquid grease/fat waste into, which can then be thrown in the garbage once full. If liquid grease/fat waste is accidentally poured down the sink, run hot water for several minutes to avoid the waste cooling and clogging the pipes.

TOILETS

Your suite is equipped with a dual flush - low flow toilet resulting in saving of water. This also means that sometimes you may need to flush more than once to get rid of solid waste.

Toilets should be flushed regularly to avoid leakage and damage due to a dried and brittle rubber gasket. Toilet bowls are installed with a rubber gasket at the floor flange, sealing the toilet bowl and the drainpipe. Infrequent flushing will allow water inside the toilet bowl to evaporate. The rubber gasket then dries out and becomes brittle which could lead to leakage and damage.

Do not throw unintended items (such as paper towel, female hygiene products, diapers etc) as it may clog the toilet passage resulting in non-warrantable blockage and/or leakage damaging your suite and suite/s below for which you will be responsible.

PLUMBING

FIXTURES

The smooth, glossy surfaces on your plumbing fixtures are not indestructible. Abrasive cleaners will wear through surfaces in time, making the finish dull and porous. Most household cleaners are slightly abrasive so it is recommended that they be used in moderation and rinsed with plenty of water. Steel wool and harsh cleaners could do permanent damage.

You can prolong the life of your fixtures by:

- Avoid scraping surfaces with metal utensils
- Never step in the bathtub with your shoes on as they may transfer small particles that could scratch the enamel

WATER SHUT OFF VALVE

Your suite is equipped with main shut off valves generally located in the access panel under the bathroom sink. There are two valves – one each for hot and cold water supplying to all plumbing fixtures in the suite. It is very important to be aware of the location of the main valves as you will need to shut them off in the event of a leak to avoid further damage. It is highly recommended to shut them off in case of extended absences like vacation.

In addition to main shut off valves, there are numerous water shut-off valves located throughout your unit including: under your washroom sink, under your kitchen sink, near your clothes washer/dryer and near your toilet. They can be turned off prior to servicing individual fixtures or appliances.

To turn off the entire unit's water flow, turn the valve to face perpendicular to the pipe. To turn on the water flow, turn the valve to face parallel to the pipe. When turning any water valve from the closed position to the open position, it is important to turn the valve very slowly. Turning the lever too quickly could result in a surge of water pressure, which could lead to pipe leaks or in the worst case, a pipe burst.

INTERIOR FINISHES

CABINETRY

To clean cabinets, we recommend water with mild detergent or soap. It is crucial to wipe dry immediately due to any excess moisture that could damage finishes. Do not use abrasive products. If grease is splattered onto the cabinets, wipe it off immediately.



CAULKING & GROUT

Caulking is a sealant applied to joints between dissimilar materials on finished surface. If at anytime you need to apply caulking in a washroom, we recommend silicone caulking as it is mildew resistant. For other interior joints, regular caulking can be used.

Grout is the material used to fill the joints between tiles on floors and walls. Grout between tiles and in the corners should be checked during regular cleanings. Any cavities found should be filled in as soon as possible.

Caulking and grout are prone to shrinkage, drying or cracking over time. It is the responsibility of the homeowner to ensure that caulking and grout is maintained. Thus, proper preventative maintenance or regular cleaning checks will help reduce problems associated with them.

INTERIOR FINISHES

DRYWALL

As your new home begins to settle and dry, you may notice small cracks forming on your walls or the ceiling. These are shrinkage cracks and not a defect in workmanship or material. They may appear near or at the joints of adjacent walls, above or below window/door opening and/or at nail/screw locations. You should not be alarmed upon noticing such cracks. Shrinkage cracks are considered non-warrantable condition according to Tarion's Construction Performance Guidelines.



FLOORING

Your suite is installed with laminate flooring as per your selection during color selection process. The main ingredient of the flooring being wood, it is influenced greatly with temperature and humidity variations. It is homeowners' responsibility to maintain proper temperature and humidity levels so that permanent damage to your floor is avoided. It is recommended to keep the humidity between 30% and 45% to keep the floor maintained and last long.

When humidity levels are high, wood will absorb water vapour, which will cause the floors to expand. This may cause buckling of the floor, misalignment, excessive floor noise, cracked boards and edge crushing of boards. When humidity is low; wood releases water vapour, which will cause the floors to shrink and separate. Constant low humidity could cause gaps between boards, cracked boards and excessive floor noise.

Throughout the year, humidity within a home could vary significantly and controls the expansion and shrinking of wood. Natural expansion and shrinkage resulting in gaps between boards is not considered a defect but an inherent quality of wood as a product of nature. In addition, it is best to be mindful not to use a damp mop over the flooring as this could also cause permanent damage not covered under warranty.

INTERIOR FINISHES

Below are some tips for maintaining your laminate floors:

Do:

- Wipe up spills immediately to prevent water marks
- Vacuum, sweep or dust mop as needed. The vacuum head must be brush or felt
- Use interior doormats at entrances to trap dirt and moisture and prevent it from being tracked onto the floor
- Use a recommended hardwood floor cleaner, which is specially formulated to prevent streaking and residue
- Keep pet's nails trimmed to prevent scratches
- When moving heavy furniture or appliances, place a heavy blanket underneath to prevent scratches and dents
- Use furniture pads under furniture and chairs to prevent dents and scratches
- Protect your floor from direct sunlight to avoid discoloration or uneven colour throughout the flooring. Remember to remove/rotate rugs and furniture to allow the wood color to even out

Don't:

- Do not use ammonia based cleaners, acrylic finishes, wax based products, detergents, bleach, polishes and oil soaps, abrasive cleaning soaps or acidic materials (i.e. vinegar)
- Do not wear high heels or anything with sharp object protruding from your shoe on your hardwood floor cause they may cause dents
- Don't allow furniture to rest on the floor on small metal tips or hard domes
- Don't use rubber, foam back or plastic mats as they may trap moisture and possibly discolour your floor
- Don't use vacuums with beater bars or hard heads
- Do not allow humidity levels in the suite to rise and fall beyond recommended Relative Humidity ranges
- Do not to use a damp mop over the flooring as this could also cause permanent damage

CLIMATE CONTROL

The built-in fan coil unit in your suite is your source of heating and cooling, allowing temperature control year round. Heated and cooled air is produced through the circulation of hot and cold water in the coil located within the unit. The fan coil motor blows air across this coil to create warm or cool air. Each unit is equipped with a thermostat to regulate its temperature.

In order to maximize performance of the fan coil system and air quality that it produces, the dust filter mounted behind the inlet grill should be checked at least once a month and replaced, if dirty. Just prior to the cooling season, the drainage pan located inside the unit should be checked and cleaned of any debris to avoid blockage of the drain pipe and resultant leak. The Condominium Corporation will have a routine maintenance program that will include replacement of the filter and operational maintenance, typically conducted annually in the Spring. Additional filters can be purchased from Property Management at a nominal cost.

ENERGY RECOVERY VENTILATOR (ERV)

All suites are equipped with an ERV unit that can be identified by an access door located in the bathroom or closet ceiling. This unit is designed to run year-round and assists in maintaining indoor air quality by bringing in fresh air. The ERV also assists in controlling condensation in the winter by removing the stale, humid air from the unit and replacing it with fresh, dry air.

Your bathroom exhaust control contains 20-40-60 minute timer, which turns the ERV fan on higher speed for the duration to accelerate the exhaust of stale, humid bathroom air.

INSURANCE

BUILDING INSURANCE

The Condominium Corporation's insurance covers full replacement value of the units and common elements in the event of a fire or other damage as outlined by the policy. Improvements, betterments, items not covered under the Standard Unit Definition and personal property of the owner are excluded from this policy (improvements and/or betterments are upgraded items to a home, at an additional cost - such as carpet, appliances, cabinets, furniture, etc.).

Please check your Condominium documents for items not covered under the Corporation's Insurance.



HOMEOWNER INSURANCE

Homeowners are responsible for insuring personal property, improvements and betterments to the suite, as well as personal liability. We recommend that all owners obtain minimum insurance coverage as follows: \$2,000,000 liability insurance and \$100,000 in coverage for property and contents, betterments and improvements insurance, loss assessment and contingency insurance.

Displacement and deductible insurance are not covered under the building insurance and should be covered under Homeowner's insurance.

If you are renting your suite, it is highly recommended that you and your tenant obtain coverage to cover the contents, liability, appliances, betterments and improvements.

WARRANTY INFORMATION

Condominiums have two sets of warranties: one for the homeowner, covering his or her home, and another for the condominium corporation, covering the common elements of the building. Common elements are covered from the date the Condominium Corporation is registered, however an individual home is covered from the day the homeowner takes occupancy.

Prior to your occupancy/closing day, you were provided with the Tarion Homeowner Information Package, which explains your rights and responsibilities under the Tarion Warranties Plan Act in greater detail. We encourage you to read the Homeowner Information Package which was emailed to you to understand the full scope of warranty coverage offered by Tarion.

THE FOLLOWING ITEMS ARE NOT COVERED UNDER WARRANTY:

- Normal wear and tear
- Normal shrinkage of materials that dry out after construction
- Damage resulting from improper maintenance and/or negligence
- Secondary damage caused by defects in the home. While the defects are covered under warranty, the personal or property damage they cause is not.
- Alterations or installations made by the homeowner, including any associated defects
- Damage from floods, natural disasters, wars, riots, vandalism or other extraordinary events
- Damage from insects or rodents, unless it is the result of construction that does not meet the Ontario Building Code
- Damage caused by municipal services or other utilities
- Damage caused by homeowners, tenants and guests
- Surface defects in work and materials noted in writing and accepted by the homeowner at the time of possession

IN ORDER TO MAINTAIN YOUR WARRANTY, YOU ALSO HAVE RESPONSIBILITIES:

- Report defects within the timelines and in the manner specified by Tarion
- Allow access to trades to make repairs during business hours
- Properly maintain your home and mechanical parts to ensure warranty coverage

EMERGENCY & FIRE SAFETY

The Property Manager will arrange for a certified contractor to perform an annual inspection of your in-suite fire equipment. The Property Manager will notify you in advance of the date of the annual inspection. If you are not home, then the Property Manager will arrange for a maintenance person to allow the approved access to your suite to do the inspection.

In the case of a fire emergency, it is important that you remain calm and follow the procedures outlined in this section as quickly as possible. Every fire is different and you must decide quickly when you hear the alarm whether it is safe to leave your suite. It is important to protect yourself from smoke, as smoke often presents the greatest risk rather than the fire itself.



IN PREPARATION FOR A FIRE

- Know where the fire alarm pull station and exits are located
- Familiarize yourself with the building's Fire Plan and if uncertain, consult with Property Management
- Know the correct building address and your suite number

EMERGENCY & FIRE SAFETY

IN THE EVENT OF A FIRE

- Pull the fire alarm if it is safe to do so
- Call 911 and ask for the Fire Department immediately. Never assume that this has been done by someone else
- Do not use the elevator. Use the nearest exit stairwell
- Do not re-enter the building for any reason
- Never attempt to extinguish a fire when the flames are higher than a desk
- If the fire is uncontrollable, leave and close all doors behind you
- Keep clear of flames
- Keep clear and stay low to avoid smoke. Smoke is harmful and deadly
- Close all doors behind you
- Feel doors for heat before opening. If it is not hot, brace yourself against the door and open slightly. If there is smoke or hot draft, do not enter and close the door quickly

If you cannot leave your suite because of fire or heavy smoke, remain in your suite.

- Close your suite door but leave it unlocked, to allow fire fighters access
- Dial 911 and ask for the Fire Department. Tell them where you are
- Close the doors behind you
- Seal all cracks where smoke can get in by using wet towels or sheets. Do the same for all vents or air ducts
- If smoke enters your suite, move to the balcony or the most smoke-free room and partially open the window for air. Hang a sheet from the window or balcony to signal to fire fighters where you are. If you are inside, close the window if smoke comes in
- Keep low to the floor if smoke enters the room you are in. Smoke rises, so the air near the ground is cleaner
- Remain calm and wait to be rescued. Do not attempt to leave through a window or over a balcony
- Listen for instructions from authorities

EMERGENCY & FIRE SAFETY

Each suite has a speaker/strobe smoke alarm located on the ceiling. The alarm will be activated when the smoke alarm detects smoke. The alarm will only be heard within your suite and will not activate the building's fire alarm. Check the smoke alarm at least once a month to ensure the smoke alarm is functioning properly.

Each suite is provided with the sprinkler system as required by the building code. You will notice the sprinkler heads installed throughout the suite. Do not tamper with the white sprinkler caps or heads.

Each suite has one or more fire alarm speaker(s) located on the ceiling. The building fire alarm will be heard in each suite through the speaker. When this alarm sounds, follow the evacuation procedures communicated through the speaker.

Any fire safety equipment must not be tampered with in accordance with the fire code as it is a chargeable offence and puts the life safety of yourself and others at risk.

FIRE EQUIPMENT

Fire hose cabinets and extinguishers are located on every floor. Each cabinet has a hose, a nozzle and a fire ext

SPECIAL EVACUATION PROCEDURES

If there are any residents living in your home with accessibility requirements, please advise Property Management. The Fire Department requires the Concierge to keep a list of residents who require special assistance, in order to provide appropriate assistance without delay. Therefore, it is important to keep this list accurate and current.

THANK YOU

We hope that you have found this Homeowner's Manual to be helpful in better understanding your new home at Transit City 5. If you have any unanswered questions regarding your new home, please do not hesitate to contact our Customer Care team by phone at 416-869-9261 or by e-mail at TC5@centrecourt.com. Once again, on behalf of our entire team, thank you for choosing CentreCourt as your new home builder. We look forward to providing you with the highest quality of customer service as you make Transit City 5 your new home.

TC5
AT SMARTCENTRES' PLACE