



## Community Standards Program

Parkbridge manages and continually invests in the properties it builds and operates, creating a relationship with our customers and vibrant communities with quality amenities.

As the owner and manager of the community as a whole, Parkbridge strives to maintain high standards of upkeep of the common areas in the community and also to ensure that the homes and yards themselves are kept to a high standard of maintenance. It only takes a small number of poorly maintained homes to affect the perceived value of homes in the rest of the community.

To protect our joint investment, and to ensure the quiet enjoyment of all residents of the community, we maintain a Community Standards Program. This program is intended to address those homes and yards which need maintenance attention in order to benefit the whole community.

### INSPECTIONS

The key to the program is regular inspections. The Property Manager or designate will tour the community and address homes that need attention. They may also respond to concerns from other homeowners regarding specific homes. Please be advised that there will only be an inspection of the exterior of the home and yard. We do not inspect the interior of your home. Exterior items we may look at include doors, roofs, windows, stairs, lawn/yard maintenance, inoperable vehicles, trailers and other structures, sheds and awnings. Homes that require attention will be notified of the necessary work, along with a date for completion.

### SELLING YOUR HOME

It is the responsibility of all Parkbridge homeowners to notify Parkbridge of your intention to sell your home, prior to listing it, as outlined in your land lease agreement.

Parkbridge will provide you or your real estate agent with the current market fees for your home. Listing your home using your current monthly fees could lead to disappointment for a potential buyer when they apply for a land lease with Parkbridge and discover that the current monthly fees for your home is different than what was negotiated. Notifying us ensures that your home is advertised appropriately, and a potential sale is not delayed or cancelled.

Once we are notified of your intention to sell, the Property Manager or designate will visit your home and perform an inspection of the exterior of the home and yard as noted above. You will be informed in writing of any deficiencies that may need to be addressed before the sale of your home can close. Addressing these concerns will also undoubtedly improve the sales appeal of your home.

### A BETTER LIFESTYLE FOR ALL

I know the vast majority of you will be very pleased to see this program in place. We will work with those of you who are affected by a notice to clean up or improve your home, to find the best resolution, without imposing undue hardship. By working together towards the improvement of our community, we can ensure that your investment is protected.

We thank you for your cooperation with our Community Standards Program.



**SandyCove Acres**  
908 Lockhart Road  
Innisfil, ON L9S 3G7  
T: 705.436.1571  
F: 705.436.6339  
[www.parkbridge.com](http://www.parkbridge.com)