



CHAMPLAIN
VILLAGE
of Cobden

A Christian Lifestyle Retirement Experience

Information Booklet
2020

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Section 1: What is Champlain Village?

- **Champlain Village** adult lifestyle community is Non-Profit Retirement Housing for 55 Years & Over.
- This Community is being built to provide a carefree, adult lifestyle in a safe, peaceful setting.
- This cluster home development offers three unique Models to choose from ranging from 900 square feet to 1470 square feet.
- These homes are quite maintenance free, and residents will enjoy all the pleasures of home ownership without all the responsibilities.
- Right to Occupy agreements eliminate the need for actual real estate ownership and provide tenants with affordable housing at a low monthly charge which contains no capital cost component, which was paid at closing.
- Unit pricing is determined by several factors including tenant's choice of floor plan and options available.

Section 2: Expression of Interest

EXPRESSION OF INTEREST

"CHAMPLAIN VILLAGE RETIREMENT COMMUNITY"

Non-Profit Retirement Housing - 55 Years & Over

C/O Logos Land Resort
15906 Highway 17
Cobden, ON
K0J 1K0
1-877-816-6605 613-646-9765

I wish to have my name registered as an interested potential buyer. This will keep me informed of the development, and place my name in sequence on a list for consideration as a purchaser. There is absolutely no obligation upon filing this application.

* N.B. Buyer is purchasing "Right to Occupy" not legal title, which remains with **CHAMPLAIN VILLAGE (CV)** of Cobden.

Date _____

Name: _____

Address: _____

Phone: _____

Cluster Home

Size Interested in:

or

Model of interest

Two Bedroom , 2 bath corner unit 1329' or 1353'

Two Bedroom , 2 bath 1447'

Walkout Basement required

Basement desired

Double garage

Other suggestions or comments:

Occupancy date desired

When plans are complete and you wish to commit as a buyer, a \$5,000 deposit will be payable to **CHAMPLAIN VILLAGE** of Cobden.

Construction draws during construction will be staged over 4 to 6 construction months and could total \$165,000 prior to final closing and occupancy.

Applicants consent to credit checks by **CHAMPLAIN VILLAGE** of Cobden.

Section 3: Policies

Statement of Purpose

1. The Cluster Home development is the result of the effort of the **Champlain Village** of Cobden to provide housing for mature persons in the Cobden area. With the Cluster Home concept, C.V. is using a new funding vehicle, in that no Government funding or subsidies will be used or made available. C.V. will provide, develop and maintain the facilities on the C.V. Complex site, but the occupants will provide the capital for construction. The monthly maintenance fee will include only costs related to maintenance, administration, and charges for operating expenses. C.V. is committed to provide ongoing management services which should enable the occupants to enjoy their Cluster Homes as well as the amenities offered by Logos Land Resort, in an independent living setting.
2. Persons become participants in the Cluster Home project by purchasing a Right to Occupy agreement. This Right to Occupy agreement does not convey full or partial ownership of the real estate. It does entitle the occupants to live in their own home at a low monthly charge which contains no capital cost component (prepaid at purchase). The Right to Occupy agreement also entitles the occupants to use and enjoy the Cluster Home of their choice as long as they are able or wish to do so.
3. It is recognized that over the years the cost of housing may increase or decrease. This may result in the value of the Right to Occupy also increasing or decreasing. It is the plan of the C.V. Board to ensure that the occupants who have helped make the Cluster Homes possible will also have the opportunity and responsibility to share with C.V. in these increases or decreases.

Statement of Philosophy

The basic philosophy for providing Cluster Home housing for Seniors is:

- to provide housing accommodation from a Christian perspective.
- to provide facilities, services and programs from a non profit perspective.
- to encourage older persons to live independently with supportive services as they may be required.

Benefits & Advantages of the Cluster Homes

- Independent housing accommodation with freedom from the worries of property management and maintenance.
- A sense of ownership and security of tenure.
- Spacious, convenient and comfortable units.
- Relatively low initial cost.
- A minimum monthly charge because you supply the capital.
- Assurance you will benefit if occupancy values appreciate
- A sense of community with the other members of the "C.V. Family"
- A part of the continuum of care provided by the total Logos Land complex of facilities and services.
- Access to the facilities and programs of Logos Land Resort.
- One storey convenience, easy access to the outdoors, lawns, gardens, and walking trails.
- Indoor parking.
- Easy access to the businesses and services of the broader community.
- Golf next door at "The Oaks of Cobden", a prestige 18 hole course.
- A sense of participation and identification with the goals and objectives of the C.V. organization
- Grass strip airport next door

Features of Cluster Homes

- Brick & Vinyl construction (Phase 1)
- Fusion Stone & Hardie Cement Siding construction (Phase 2)
- A choice of different unit types
- Large window areas
- Colour choices available (in pre-build stage) for flooring, kitchen cabinetry, bath vanities, counter tops and wall colours
- Individual electric meters for each unit
- Grab bars in the bathroom
- Attached garages with outlets for block heaters
- Kitchen, stove, fridge, washer, and dryer package available
- Space provided for dishwasher and microwave oven
- Sound proofing between housing units which exceeds building code requirements

Extras

- Appliance package by purchaser.
- Extended Porches
- Upgradeable items (pre-build stage only) include kitchen cabinetry, bathroom vanities, counter tops, flooring types, bathroom fixtures, exterior decks, fireplace design, finished basement where applicable
- Finished basement areas available if basement option chosen
- Other options available where shown on drawings or listed on Option Sheet.

Initial Cost of the Cluster Home Right to Occupy Agreements

1. The cost to the initial purchasers of the Right to Occupy Agreements is estimated as follows:

UNIT PRICES:

<i>Approx. Sq. Ft.</i>	<i>Model</i>	<i>Price</i>
1277	THE PINE CONE (no basement)	279,000.00 * + extras
1353	THE PINE RIDGE (corner)	359,000.00 * + extras
1329	with (walk out basement 2 car)	
1447	THE ROYAL PINES (no basement)	329,000.00* + extras
**	(Resales may become available) **	

2. The Right to Occupy payments (at the time of construction) are payable in the following stages. (See *Schedule A* in *Right to Occupy Agreement*).

- a) \$5,000.00 with your initial commitment.
- b) \$40,000.00 at time of start of excavation.
- c) \$40,000.00 at the time of completion of foundations.
- d) \$40,000.00 at the time of completion of roof structure.
- e) \$40,000.00 when bricked and closed in.
\$165,000.00 Total
- f) The balance will be payable when your cluster home is ready for occupancy.

3. Please note: There will be no Government financial assistance for the capital cost or for the monthly charges.

Monthly Charges Related to Your Cluster Home

\$ 497 ESTIMATED MONTHLY FEE BREAKDOWN

Insurance	69.00
Administration	62.00
Reserve	100.00
Activity Fee	0.00
Maintenance	105.00 (snow, lawn, outside repairs)
Water & Septic Service Fees	33.00
Property Taxes, est, Mnthly chrg	128.00
Total	\$ 497.00

Note: The resident pays directly for Gas, Hydro, Satellite TV, and Phone

1. The monthly charges will be payable at the **Champlain Village** of Cobden offices at Logos Land Resort, Cobden. Payment will be due in advance at the beginning of each month.
2. The monthly charges will include such costs as:
 - a) Maintenance of buildings and grounds.
 - b) Management/administration.
 - c) Replacement reserve fund (for carpets, etc.).
 - d) Taxes and Building Insurance
 - e) C.V. Centre amenity space charges, when used.
C.V. Centre program and activity co-ordinator charges.
 - f) Water and Septic Guarantee Fund as per agreement with Township of Whitewater Region
3. Hydro and gas charges will be billed directly to the Cluster occupants individually.
4. Because the occupants provide the financing for their unit without interest, the monthly charges do not need to include interest costs and therefore are relatively low.

The Right to Occupy Agreement

The Right to Occupy Agreement is the legal document which is comparable to a Lease Agreement in a rental situation.

This agreement spells out the understandings and agreements between:

- a) The Owner, the C.V. organization
and
- b) The Occupant, who will be named on the Agreement.

The Right to Occupy Agreement will apply during the entire terms of the occupancy of the Cluster Home by the Occupants. Both the Occupants and C.V. will keep a signed copy of this agreement.

A copy of the Right to Occupy Agreement is available for the information of anyone interested in living in one of the C.V. Cluster Homes.

Guiding Principles for Funding Policies

The following principles form the foundation of the funding goals and the policies relating to sale, refunds, and resale of the Right to Occupy agreement.

1. C.V. wishes to ensure that a significant portion of the original amount paid will be returned to the occupant or the estate of the occupant upon termination of the agreement.
2. C.V. wishes to ensure that the occupants will share in any increased value of the Right to Occupy agreement.
3. C.V. does not intend that the Cluster Homes become a vehicle for housing speculation. Investors who wish to speculate should invest in the private housing real estate market or elsewhere.

Goals & Objectives for the Policies Relating to the Sale, Purchase, and Resale of the Right to Occupy Agreement

1. To establish a fair cost price for the initial Right to Occupy.
2. To create a formula for the purchase by C.V. of the Right to Occupy when an agreement is terminated.
3. To establish a fair cost price to later or succeeding occupants for the Right to Occupy.
4. To maintain the non profit concept of the C.V. Cluster Home Charter.
5. To recognize the possibility of appreciation or depreciation in the value of the Right to Occupy during the term of the agreement; and to share such appreciation or depreciation in an equitable manner between C.V. and the Occupant.
6. To provide to C.V. some cash reserves at the time of change of occupant to cover the cost of redecoration, repairs, etc. to the units.
7. To accumulate to C.V. a reasonable equity for future needs related to the Cluster Homes.
8. To protect C.V. from loss situation, and provide flexibility.

Policy for the Repurchase or Refund Policy of the Right to Occupy Agreement

1. In a rising housing market where the price of the Right to Occupy Agreement would be expected to increase, 90% of the original purchase price plus 50% of the increase in value of the Agreement will be refunded to the person or estate terminating the Agreement.
2. In a declining housing market where the price of the Right to Occupy Agreement might decrease, the Right to Occupy Agreement will be resold at whatever price the market will bear, and the refund price will be 90% of that resale price.

In each of the above situations, funds will be refunded when the Right to Occupy Agreement is resold to the next Occupant.

Policy for the Resale Price of the Right to Occupy Agreement

1. The Resale Price of the Right to Occupy Agreement will be determined by the following formula:
 - a) the appraised value as determined by a Cluster Home Appraisal committee. (See Cluster Appraisal Committee page).
 - b) In the event the Right to Occupy Agreement cannot be sold at the price established by (a) above, the Agreement will be sold at whatever price the market will bear.

2. a) All of the preceding policies relating to sale, repurchase and resale are to be reviewed frequently, but no less than every five years by the C.V. Board of Directors and Administration.
 - b) All Right to Occupy Agreements will continue for the term of occupancy of each occupant.
 - c) New or changed policies will apply only to subsequent agreements, unless agreed upon in writing by the parties.

Composition & Role of the Cluster Home Appraisal

1. The Cluster Home Appraisal Committee will meet regularly and at least annually to determine the value of each type of unit of the Cluster Homes. Criteria which they will take into consideration will include the following:
 - a) The local Consumer Housing Price Index.
 - b) Local housing market factors.
 - c) The Consumer Price Index (inflation factor).
 - d) The law of supply and demand as it relates to the Cluster Homes.
 - e) Any other reasonable or applicable criteria.

2. The Cluster Home Appraisal Committee shall be made up as follows:
 - a) The C.V. Executive Administrator
and/or
 - b) The C.V. Housing Manager
 - c) One Occupant of a **Champlain Village** of Cobden Cluster Home
 - d) A Local Realtor
 - e) One Member of the **Champlain Village** of Cobden Board of Directors

3. **Champlain Village** Administration will maintain a Cluster Home Right to Occupy file for the direction of the Appraisal Committee. The file will contain Consumer Price Index Information, and any other information which may be useful to the Committee in determining the value of the Right to Occupy Agreements.

Section 4: Guidelines

The following guidelines are prepared for one purpose only; i.e., to ensure as much as possible that everyone living in the Cluster Homes will find enjoyment and quality living in an environment of mutual respect and friendship.

Management staff will be available to assist if there are other questions or requests.

Please call us or drop in at our offices at **CHAMPLAIN VILLAGE** Retirement Community, RR # 1, Cobden.

I General Occupancy Guidelines

1. Cluster Home Residents are to recognise the **CHAMPLAIN VILLAGE** Foundation Executive Director as the representative of the C.V. organization.
2. Residents are invited to enjoy the social and recreational programming and other activities offered by C.V.
3. Cluster Residents shall contact the C.V. management before making any alterations or changes to their unit.
4. Monthly Fees are due and payable on the first day of each month.
5. Residents shall refrain from any activity which would be disturbing to other Residents.
6. Residents shall exercise caution at all times to avoid creating fire hazards.
7. Residents shall pay a reasonable charge for any additional, optional supportive service or work done in individual units by C.V. staff which they may request or require.
8. Residents are requested to not post signs, or advertising notices in or around the premises.
9. No aerials, awnings, satellite dishes, or enclosures are permitted on any exterior portion of the building without the Executive Director's written consent.

10. Residents are requested to not dry clothes outdoors. No outdoor clotheslines will be permitted.
11. Sidewalks, entrances, exits, , and other public areas shall not be obstructed.
12. Any damage caused to the premises by moving furniture, etc., is the responsibility of the Resident.
13. Residents must not turn off any heating units thereby permitting or causing plumbing to become frozen.
14. Water closets, sinks, bath tubs, etc., shall not be used for any purpose other than those for which they were contracted, and no sweepings, garbage, rubbish, rags, ashes or other substances shall be disposed of in them.
15. Garbage is to be securely wrapped and placed in proper receptacles and disposed of as directed by the Executive Director
16. For hanging of pictures, etc., small screws, hooks or nails only shall be put into walls of the premises, and nothing shall be done to deface the walls, woodwork or doorways.
17. No offensive or combustible goods, liquids or products shall be kept on the premises.
18. Any unit keys lost by a Resident shall be replaced at the occupant's expense.
19. Residents are requested to abide by the terms and conditions of the "C.V. Policy Regarding Pets", if they wish to keep a pet in their unit (see separate section)
20. Residents shall not register any notice on title.
21. The use of tobacco or the use of alcohol is not permitted in the common areas of the community.
22. Overnight parking on the streets is not allowed. Guests may park in the community lot if necessary. Only cars, mini-vans and small pickup trucks may be parked in your driveway. All other vehicles must be parked off-site.
23. When a resident is going to have anyone who is not named on the Right to

Occupancy Agreement stay in their units for longer than 14 days, they must have the prior approval of management for such stay.

II Guidelines Regarding Window Coverings

1. Residents are expected to provide their own window coverings (neutral colours) and drapery tracks. C.V. management and/or maintenance staff will be available to assist if requested at a modest cost.

III Guidelines Regarding Floor Replacement

1. Should an incoming Resident wish to install their own flooring as an alternative to the flooring supplied by C.V., the following shall apply with the approval of the C.V. Administrator.
 - a) replacement will be at the Resident's expense and effort.
 - b) replacement flooring becomes the property of C.V.
 - c) existing flooring to be taken up and disposed of at Resident's expense.
 - d) flooring needing replacement because of wear, etc., during the course of the Resident's occupancy will be replaced by C.V. Time of replacement will be at the discretion of C.V. Management, after consultation with Residents

IV Guidelines for Construction of Shelving, etc.

1. Any shelving or other minor additions will become the property of C.V. unless they are free standing, or as agreed upon with the Administrator.
2. Hooks for plants, large pictures, swag lamps, etc., to be installed at the Resident's expense. The C.V. maintenance may be available to assist at a nominal fee.

V Guidelines for Redecoration of Units

1. Should an incoming Resident wish to redecorate their unit such redecoration will be done at the Resident's expense.
2. Redecoration of units during the course of the Resident's occupancy will be at the Resident's expense.
3. C.V. will redecorate units as necessary at the time of change of Residents.

VI Guidelines for Pets

Pets will be allowed at C.V. Cluster Homes with the following conditions and understandings.

1. Pets may include only a cat, a small dog, (12" or less at the shoulder) or a bird; and only one of each. Exceptions to this rule will be made at the absolute discretion of the **CHAMPLAIN VILLAGE** Management and Board.
2. Any complaints related to pets on the premises should be referred to C.V. Administrator in writing, and signed.
3. The Administrator shall then communicate the complaint anonymously to the owner of the pet.
4. When two complaints are received in regard to any one pet, the owner agrees to permanently remove the pet from the premises.
5. All pets shall be closely supervised and not allowed to run in public areas except on a leash.

VII Guidelines for Parking

Parking for visitors is provided just East of the Ark. All personal vehicles should be parked in your garage or driveway.

VIII Guidelines Regarding Fire Regulations & Evacuations

Residents will be expected to understand, accept, and conform to such Fire Regulations as shall be drawn up from time to time by the Cobden Fire Chief and C.V. Management.

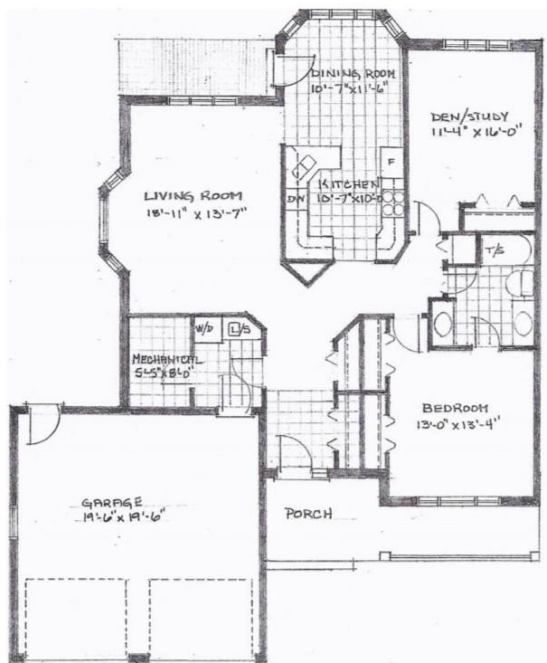
Section 11: Floorplans

NEW EMERALD - larger front porch (unit # 6)

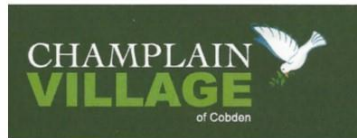
The New Emerald — House # 6



Double Garage, Slab on Grade construction with in-floor heating, Larger Front Porch, Gas Fireplace, Central Air conditioning, Central Vacuum rough-in

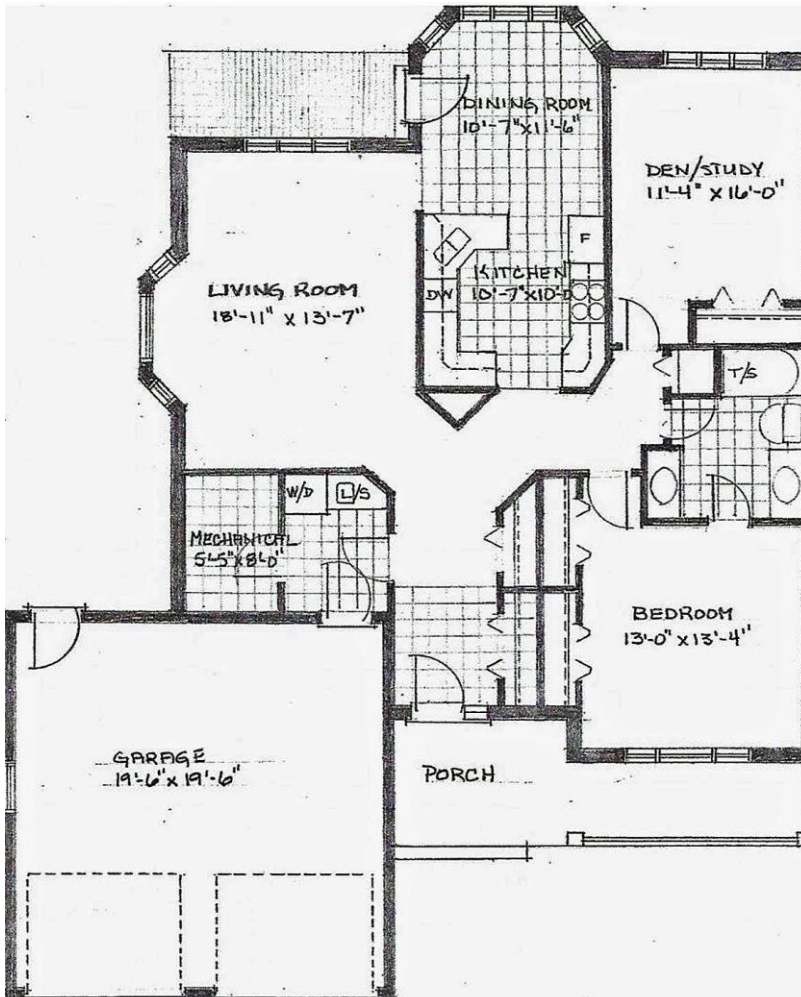


Square Footage	
Main Floor	1340
Basement	n/a
Total living area	1340
Covered entry porch	Incl.



NEW EMERALD - unit 6

2020 Pricing	Actual - Unit # 6	1340 sq ft	(LEASED)
	Standard with mud room		\$286,550.00
	End Window Premium		5,000.00
	Double Garage		6,000.00
	Heated Floor		
	Front Door Light		250.00
	Central Air		3,200.00
	Extended Porch		4,000.00
	Appliance Package as selected		Extra
	Gas Fireplace		4,200.00
<hr/>			
	TOTAL		\$309,200.00

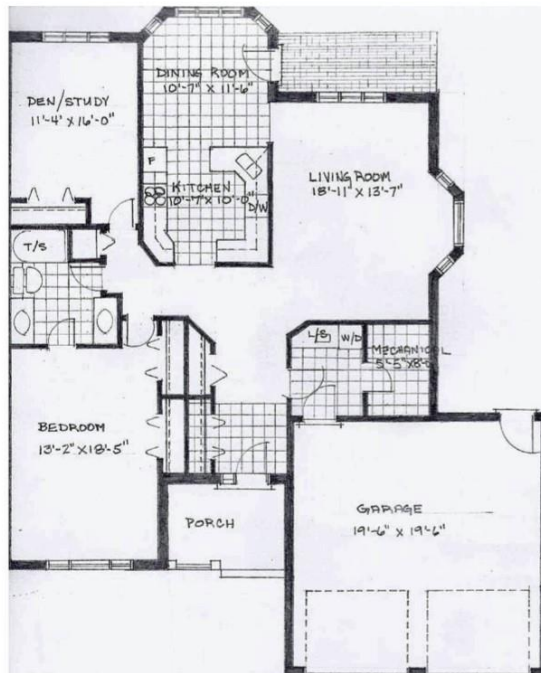


The New Emerald – larger master bedroom (unit # 8)

The New Emerald — House # 8



Double Garage, Slab on Grade construction with in-floor heating, Large Master Bedroom, Gas Fireplace, Central Air conditioning, Central Vacuum rough-in



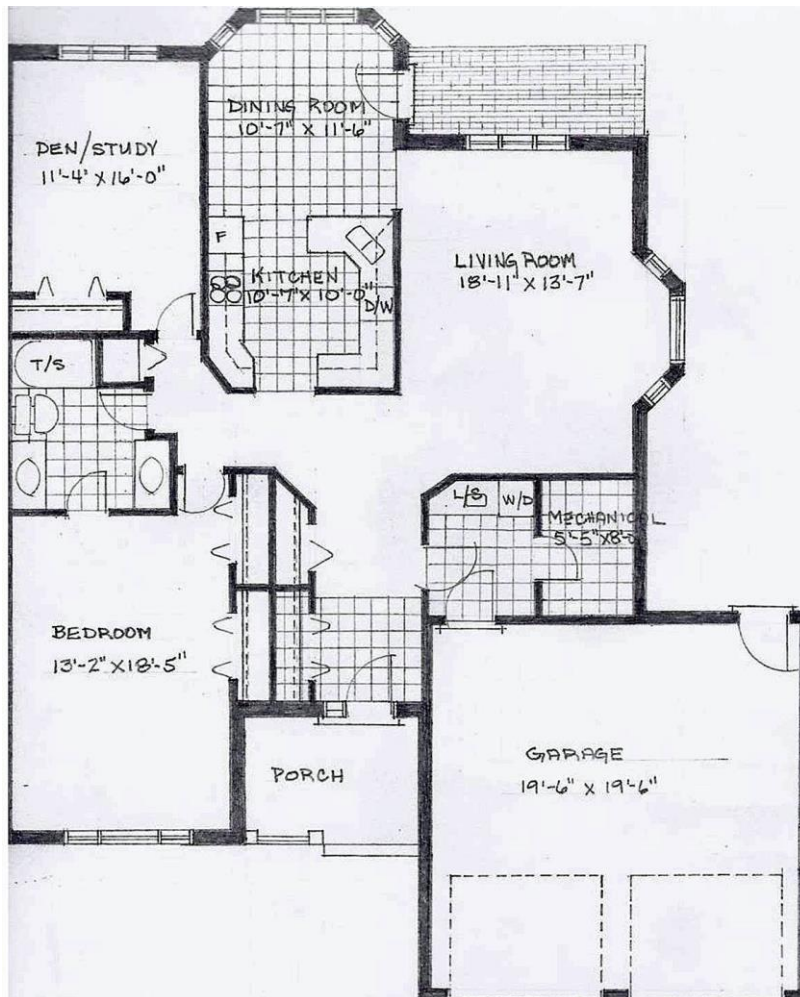
Square Footage

Main Floor	1400
Basement	n/a
Total living area	1400
Covered entry porch	Incl.



NEW EMERALD - unit 8

2020 Pricing – Actual Unit #8 – 1400 sq ft	\$286,550.00
Mud room	
End Window Premium	5,000.00
Double Garage	6,000.00
Heated Floor	
Larger master bedroom, by smaller front porch	4,000.00
Appliance Package as selected	
Central Air	3,200.00
Front Door Light	250.00
Gas Fireplace	4,200.00
TOTAL	\$309,200.00



The PINE RIDGE

The Pine Ridge



Square Footage

MAIN UNIT A FLOOR	1353
MAIN UNIT B FLOOR	1329
TOTAL LIVING AREA	
GARAGE	2
COVERED ENTRY/PORCH	Incl.
TOTAL AREA	1353 / 1329

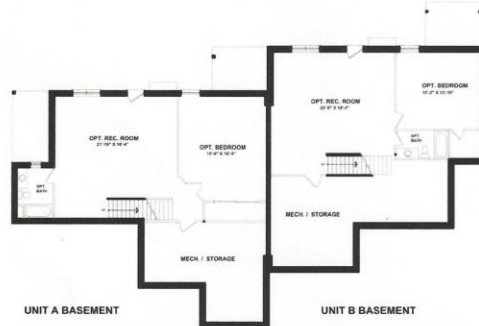


UNIT A: 1353 SQUARE FEET

ACTUAL SQUARE FEET MAY VARY SLIGHTLY FROM THESE FIGURES. ALL DIMENSIONS AND APPOINTMENTS, S.E.A.S.

UNIT B: 1329 SQUARE FEET

ACTUAL SQUARE FEET MAY VARY SLIGHTLY FROM THESE FIGURES. ALL DIMENSIONS AND APPOINTMENTS, S.E.A.S.

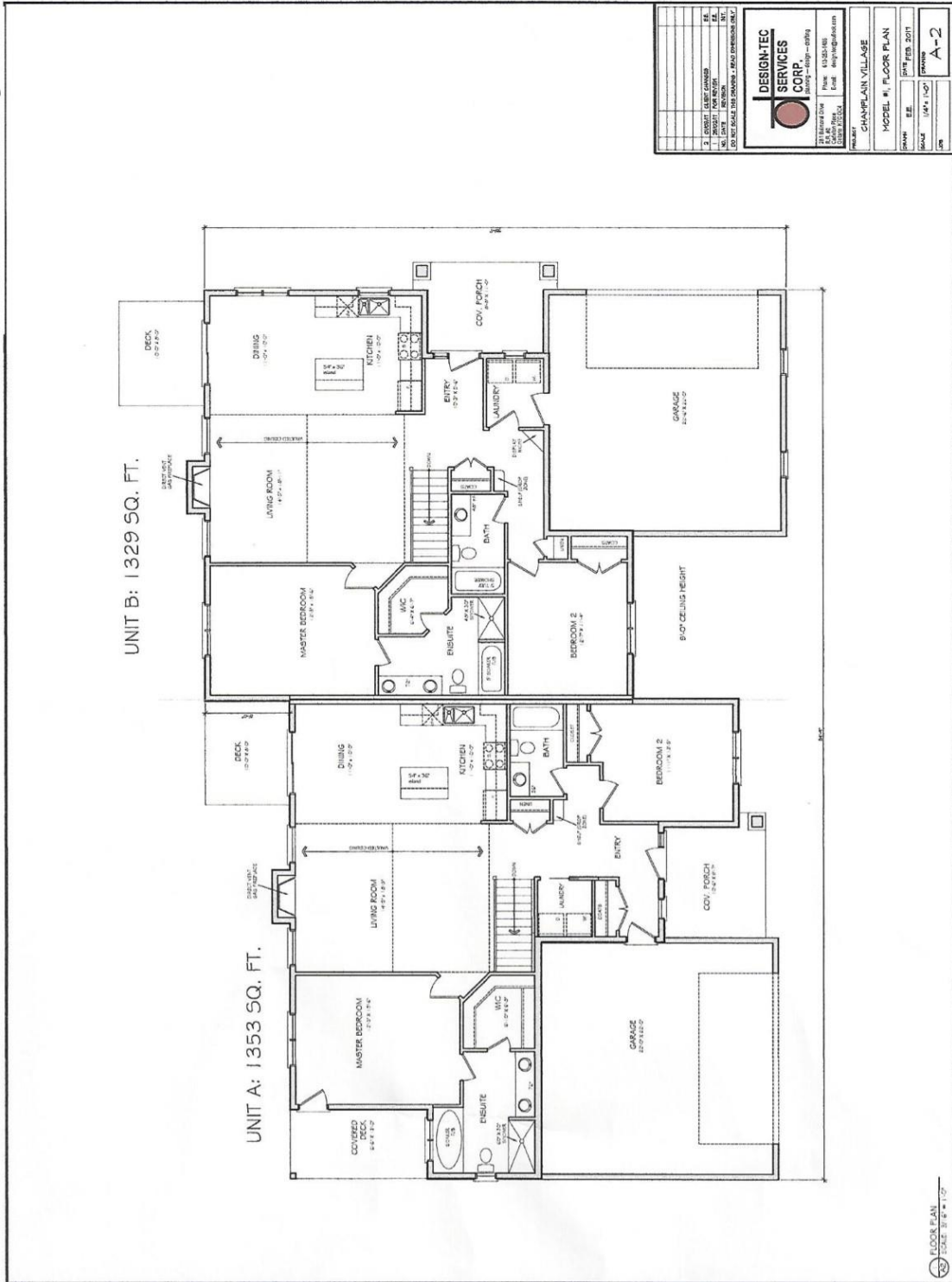


UNIT A BASEMENT

UNIT B BASEMENT

The PINE RIDGE – enlarged floor plan

The Pine Ridge



The Royal Pines

The Royal Pines

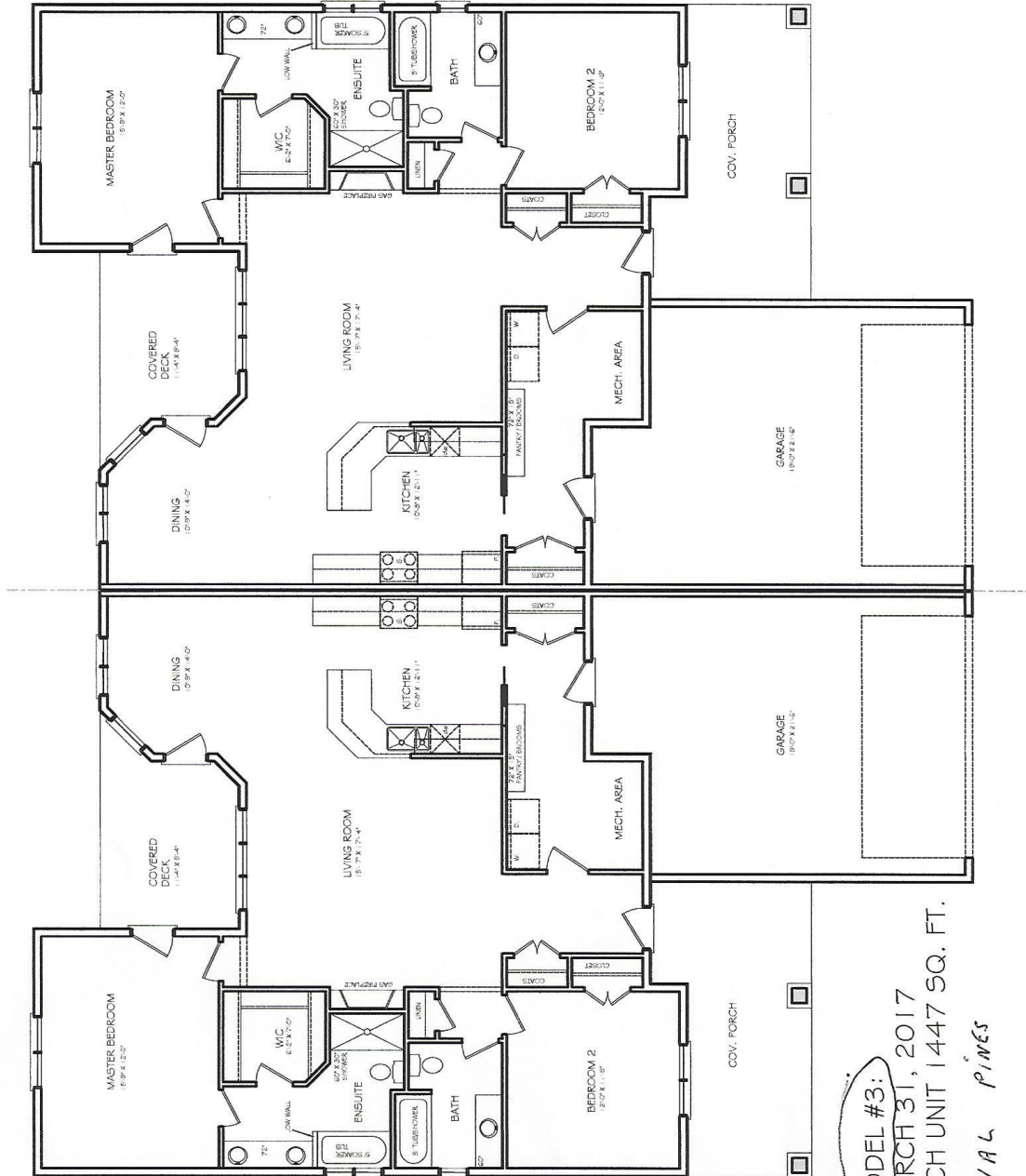


Square Footage	
MAIN UNIT A FLOOR	1447
MAIN UNIT B FLOOR	1447
TOTAL LIVING AREA	
GARAGE	2
COVERED ENTRY/PORCH	Incl.
TOTAL AREA	1447/1447



ROYAL PINES: 1447 SQUARE FEET
ACTUAL USABLE SPACE MAY VARY SLIGHTLY FROM STATED FLOOR AREA.
ALL DIMENSIONS ARE APPROXIMATE. E. & O.E.

The Royal Pines – enlarged floor plan



MODEL #3:
MARCH 31, 2017
EACH UNIT 1447 SQ. FT.
THE ROYAL PINES

