Form 28

Purpose: to record certain types of non-enabling documents in a parcel register

For Office Use

Registration district:	Annapolis County
Submitter's user number:	3650
Submitter's name:	Patrick I. Cassidy, K.C. Cox & Palmer

ANNAPOLIS COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered or recorded as shown here.
Cheryl Wagner, Regional Registrar

124172785 LR☑ ROD☐
Document #

MAY 29 2024 9:33 mA
MM DD YYYY Time

The attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID #05321302	

(Expand box for additional PIDs.)

Municipal file number or land registration file number *(insert file number used when PIDs were originally assigned during pre-approval):* _____

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) *(select one)*:

- ☐ plan
- ☐ boundary line agreement
- ☐ instrument of subdivision
- ☐ statutory declaration regarding de facto consolidation
- X initial condominium declaration
- ☐ initial condominium bylaws
- ☐ condominium plan
- ☐ repeal of subdivision
- ☐ termination of condominium
- ☐ other *(specify)*_____

And in the matter of registered owner: Paul G. Buxton

Note: *An amending Parcel Description Certification Application may be required.*

Dated at Halifax, in the County of Halifax, Province of Nova Scotia, MAY 14th, 2024.

_____
Signature of applicant/municipal official/owner/agent

Name: Patrick I. Cassidy, K.C.

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ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER 4

DECLARATION

Patrick I. Cassidy, K.C.
COX & PALMER
Barristers & Solicitors
Nova Centre – South Tower
1500 – 1625 Grafton Street
Halifax, Nova Scotia
B3J 0E8

Solicitor for the Declarant

DECLARATION
ANNAPOLIS COUNTY CONDOMINIUM
CORPORATION NUMBER 4

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Declaration

Made Pursuant To The Condominium Act
Statutes of Nova Scotia, 1989, Chapter 85 as amended for
Annapolis County Condominium Corporation No. 4

This Declaration (the "Declaration") made pursuant to the Condominium Act, Statues of Nova Scotia, 1989, Chapter 85, as amended and the Regulations made thereunder (the "Act"), by:

Paul G. Buxton, (the "Declarant")

Whereas the Declarant is the owner of the freehold interest in the land and premises located on Colonial Arms Drive, Deep Brook, in the County of Annapolis, Nova Scotia, more particularly described in Schedule "A" attached to this Declaration and in the Description filed in accordance with Section 12 of the Act;

Whereas the Declarant intends to create a phased development property;

Whereas the Declarant intends to construct forty-four (44) condominium units on the lands described in Schedule "A" containing a total of nine (9) residential units and thirty-five (35) bare land units as shown on the Site Development Plan annexed hereto as Schedule "D";

Whereas the Declarant intends to construct units on the portions of the lands as described in Schedule A-1 attached hereto, the land of Phase I, containing nine (9) residential units and nine (9) bare land units;

Whereas the Declarant has created the units and common areas on the lands described in Schedule "A-1";

Whereas the Declarant intends that the land described in Schedule "A", together with the buildings to be constructed on the land, shall be governed by the Act;

Therefore The Declarant Declares As Follows:

1. INTRODUCTORY

1.01 Definitions

The following terms used in this Declaration have the meanings set out below, unless the context otherwise requires:

(a) "Corporation" means the Corporation created under the Act by the acceptance for registration of this Declaration and the Description;

(b) "Description" means the Description submitted for registration by the Declarant under Section 12 of Part III the Act;

(c) "Residential Unit" means the part or parts of the land included in the description, and designated as a unit by the description, and comprises the space enclosed by its boundaries and all the material parts of the land within this space in accordance with the Declaration and description; together with the buildings and appurtenances thereto located on the unit at the time of registration;

(d) "Bare Land Unit" means the part or parts of the land included in the description, and designated as a unit by the description, and comprises the space enclosed by its boundaries and all the material parts of the land within this space; and which units contain no buildings at the time of registration;

(e) "Common Elements" means all the property except the units;

(f) Any other words and phrases used in this Declaration which are defined in the Act have the meaning ascribed to them by the Act.

1.02 Statement of Intention

The Declarant intends that the land and building referred to in the Recitals (the "property") be governed by the Act and any amendments to the Act. By virtue of the Act; the provisions of this Declaration, the Description, and the By-laws including the Common Element Rules are imposed upon the property for the benefit of all the units and all persons having interests in the units, from time to time.

1.03 Phased Development Property

(a) The Declarant declares that the Corporation is a phased development property;

(b) The Declarant declares that Phase I, consisting of eighteen (18) units is scheduled for completion on or before June 1, 2024, as more particularly described in Schedule A2 – A19 attached hereto;

(c) The Declarant intends that the phases contained in the development and their estimated registration dates will be as follows:

Phase	Units	# of Units	Estimated Registration Date
I	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18	18	June 1, 2024
II	19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29	11	October 1, 2024
IIII	30 and 31	2	June 1, 2025
IV	32 and 33	2	September 1, 2025
IV	34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44	11	December 1, 2025

(d) The location, size, number and general style of the units, common elements and the land are contained in each phase are detailed on the Site Development Plan, conceptual drawing(s) and photograph annexed hereto as Schedule "D";

(e) The Declarant reserves the right to change the order in which the phases are constructed. Any change in the order in which the phases are submitted for registration shall not require the approval of the Corporation or the unit owners unless there is an increase in the percentages expressed in Schedule "C" as a result of these changes;

(f) The Declarant is not required to create any phase subsequent to the phase created by this Declaration;

(g) Attached as Schedule "E" to this Declaration is a Grant of Easement which governs services (water and sewer) and access to the lands described in Schedule "A" over the lands of ACCC #4 and the Declarant. A signed copy of this Agreement shall be registered against the title for ACCC #4 and the Declarant immediately after ACCC #4 is accepted for registration by the Registrar of Condominiums and prior to any units being conveyed to unit owners;

(h) The unit owners shall have certain shared services being: roadways, septic systems and wells located in Phase I and subsequent phases as necessary.

1.04 Consent of Encumbrancers

The consent of all persons having registered encumbrances against the land or interests appurtenant to the land described in the Description is contained in Schedule "B" attached to this Declaration.

1.05 Boundaries of Units

Each unit shall comprise the surveyed area shown on the registered plan of survey being the unit ground surface area and having a vertical boundary not exceeding forty (40) feet in height as described in Schedule A-2 - A-19 attached hereto.

1.06 Monuments

The monuments controlling the extent of units are fully described in the Description and all dimensions shall have reference to them.

1.07 Proportions of the Common Interests

The owner of each unit shall have an undivided interest in the Common Elements as a tenant-in-common with the owners of all units. Schedule "C" attached to this Declaration denotes the proportions of the common interests expressed in percentages allocated to the units.

1.08 Contributions to the Common Expenses

The owner of each unit shall contribute to the common expenses in the proportions outlined in Schedule "C", expressed in percentages.

1.09 Voting Rights

Voting rights accrue to each unit in the proportions outlined in Schedule "C", expressed in percentages.

1.10 Classes of Units

(a) Units 1, 2, 3, 4, 5, 6, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44 shall be bareland units and shall have no buildings and/or appurtenances located on the unit, at the time of registration except utility and services infrastructures;

(b) Units 7, 8, 9, 10, 11, 12, 13, 14 and 15 shall be residential units which shall include the buildings and all appurtenances located within the boundaries of the unit at the time of registration.

2. COMMON EXPENSES

2.01 Specification of Common Expenses

"Common expenses" means the expenses of the performance of the objects and duties of the Corporation, and, without limiting the generality of the foregoing, include:

(a) the maintenance, repair, replacement and the operation of the Common Elements including signage, landscaping, electrical, waste pick up building, road maintenance and lighting, etc.;

(b) the cost of electricity and all other utilities and services purchased by the Corporation, for use in the common elements;

(c) the remuneration payable by the Corporation to any employees deemed necessary for the operation and maintenance of the property including the payment of any remuneration payable pursuant to any management agreement which the Corporation may enter into;

(d) the cost of furnishings and equipment for use in and about the Common Elements including the repair, maintenance or replacement thereof;

(e) the cost of legal, accounting and auditing services, premiums for the Corporation's insurance obligations, appraisals, fidelity bonds and the cost of any other objects and duties imposed by the Act, this Declaration and the By-laws of the Corporation and its Board of Directors;

(f) the cost of borrowing money to carry out the objects and duties of the Corporation and the repayment including principal and interest of debts incurred for the objects and duties of the Corporation, provided that the borrowing of such money shall have been in accordance with Section 14(3) of the Condominium Act;

all sums of money assessed by the Corporation for collection from the owners to be set aside in such separate fund or funds as may be provided for by the By-laws of the Corporation, and to be applied, from time to time in whole or in part in the absolute discretion of the Corporation, towards meeting deficits and such other common purposes, or to be used or expended for major maintenance items, which occur less frequently than annually and for major items of repair or replacement made necessary by damage, deterioration or obsolescence, as the Corporation may deem necessary or desirable in order to carry out the objects and duties of the Corporation.

2.02 Payment of Common Expenses

Each owner, including the Declarant, shall pay to the Corporation or to its nominee its proportionate share of the common expenses, which shall include payments towards any separate fund or funds, as may be provided for by the By-laws of the Corporation, and the assessment and collection of contributions towards the common expenses may be regulated by the Board of Directors of the Corporation pursuant to the By-laws of the Corporation.

3. COMMON ELEMENTS

3.01 Use of Common Elements

Subject to the provisions of the Act, this Declaration, the By-laws, including the Common Element Rules and any other rules and regulations passed pursuant thereto, each owner has the full use, occupancy and enjoyment of the whole or any part of the Common Elements, except as is otherwise provided in this Declaration.

3.02 Limited Common Elements

Subject to the provisions of the Act, this Declaration, the Bylaws and the Rules and Regulations passed pursuant thereto:

(a) Each owner is entitled to the exclusive use and possession of any portion or extension of the driveway accessing their unit which is over the common elements.

4. PROVISIONS RESPECTING THE USE AND OCCUPATION OF UNITS

4.01A Building Restrictions, Approval of Plans, Covenants

(a) No building other than a single family dwelling shall be constructed on the lands. Construction of the building shall not commence unless the site plan, preliminary building plans, including colours and the final working drawings have been submitted to the Board of ACCC #4 and its approval obtained in writing; which approval will not be unreasonably withheld;

(b) Every building shall be constructed in accordance with the plans and drawings which have been approved by the Board of ACCC #4 and every building shall be placed on the lands in a position approved by the Board of ACCC #4 and every building must conform to the rules and regulations of the County of Annapolis and all other relevant authorities;

(c) No prefabricated homes, no modular homes, no mobile homes, or apartment buildings;

(d) The outside appearance of any dwelling, including garages and storage sheds, or other structures on the lands shall be of good quality construction and materials in keeping with the overall standard of construction of any existing dwelling erected on the Lands and shall require the advance written approval of Board of ACCC #4;

(e) No building, swimming pool, wall, or other structure shall be started, constructed or retained on the Lands, nor shall any addition to, or alteration thereof be made until the plans, specifications and siting plan showing the nature, location, colour, materials, and height of any such building, wall, or other structure and any additions or alterations thereto shall have been submitted to and approved in writing by Board of ACCC #4 who may in its discretion refuse to approve any such plans, specifications or siting plan, which in its opinion are unsuitable or undesirable. In approving such plans, specifications and siting plans, the Board may take into consideration the material and colour of all roofs, exterior walls, woodwork, windows, hardware and lighting fixtures, fencing, paving and landscape details proposed and the harmony thereof with the surroundings and the effect of the structures as planned on the outlook from adjacent or neighbouring properties. Structures for this purpose of this clause is defined as construction that requires permit approval from the Annapolis County Municipality.

4.01B Signs

No signs, billboards, placecards, notices or other advertising or informational matter of any kind except signs of the size and type ordinarily used by real estate agents offering the lands for sale or rent shall be placed on the lands or buildings, fences, trees on the lands without the express written approval of the Board of ACCC #4.

4.01C Landscaping, Grading, Tree Cutting, Fencing

(a) No living tree shall be cut down, destroyed or removed at any time except as outlined in the approved site plan from a ten (10) foot wide strip of land between any and all adjoining lot lines or deeded right of ways without the written permission of the Board of ACCC #4. On waterfront units no tree shall be permitted on any part of the unit including the ten (10) feet wide strip of land noted above which blocks or partially blocks the water view planes from the houses on other waterfront units;

(b) No excavation shall be made on the lands except for the purpose of building or for the improvement of the gardens and ground thereof. No soil, sand or gravel shall be removed from the lands without the express written approval of the Board of ACCC #4;

(c) No fences shall be erected without the written consent of the Board of ACCC #4, and those fences shall not be attached to any living tree.

4.01D Building Use and Use of Grounds

(a) The lands, including the buildings erected thereon, shall not at any time be used for the purpose of any profession, trade or business whatsoever nor as any pre-school, daycare centre, church or other institutions nor as a boarding or lodging house or place of public resort for any sport or game (other than such sport or game as are usually played in connection with the occupation of a private residence). The Grantee shall not do or permit or suffer to be done anything on the lands which may be a nuisance to the occupants of any adjacent or neighbouring properties. No cattle, horses, hogs, sheep, goats, poultry, or animal other than household pets normally kept and permitted to be kept in private homes in urban areas shall be kept upon the lands;

(b) No major repairs to any motor vehicle, boat or trailer shall be effected on the lands except within a wholly enclosed garage;

(c) No boat, motor vehicle, recreational vehicle, or trailer shall be placed, located, kept or maintained on the lands which are visible to any surrounding property not located on the side or rear of the home on the unit;

(d) No incineration or other refuse burning devise shall be erected or maintained upon the property without the express written approval of the Board of ACCC #4 and no such incinerator or device shall be used other than in accordance with the requirement or any statute, regulations, or by-law promulgated by any regulatory authority having jurisdiction in that regard;

(e) No refuse or wastepile shall be maintained or permitted to be maintained on the lands;

(f) All lawn/garden maintenance products, i.e. fertilizer, lawn sprays, insecticides, are all to be non-toxic products only;

(g) No firewood shall be stored upon the property unless it is located to the rear of the front line of the dwelling located on the lands;

(h) No outside toilets shall be allowed or built upon the lands;

(i) All exterior gas, propane or oil tanks shall be hidden from view by landscaping or by any other means unless approved in writing by the Board of ACCC #4;

4.01E Completion of Construction

The unit owner shall complete the building and landscaping within twenty-four (24) months of clearing the lot.

4.01F Subdivision of Lands

The common elements shall not be subdivided at any time unless voted upon by the unit owners as set out in the Act, subject to Municipal approval.

4.01G Public Utility and Municipal Easements

The unit owner acknowledges that the lands may be subject to future public utility and municipal easements provided the terms of such easements are complied with and are subject to any easements which may be required by the corporation, agency or authority authorized to provide electricity or natural gas to the area in which the lands are located, the company authorized to provide telephone service to such area, or a municipality or any easements required by a municipality service such area adjacent or neighbouring areas or those required by the Board of ACCC #4 herein.

4.01H Unit Owner Confirmation

Notwithstanding anything the unit owner acknowledges having read and agree with all of the covenants herein set out, by virtue of having taken possession or occupancy of any lot.

4.02 Provisions Respecting the Use and Occupation of Units

The occupation and use of all units shall be in accordance with the following restrictions and stipulations:

(a) a unit owner shall have quiet enjoyment of the unit;

(b) existing vegetation on the property will be preserved as much as possible with the exception of those necessary to allow for the construction of roads, driveways, parking areas, sewage systems, wells, water lines, public utilities and building sites;

(c) the owner shall keep the property and buildings and any portion thereof clean and in good repair;

(d) any fences, lawns, trees, shrubs, walkways, and other landscaping elements shall be regularly maintained and kept in tidy state and free from unkempt materials or matter of any kind;

(e) no signs, billboards, notices or other advertising matter of any kind shall be placed on any part of the unit without the written consent of the Board first being obtained other than real estate signs of a conventional real estate company;

(f) units may be used for residential and commercial purposes however, no owner shall do anything or permit anything to be done that is contrary to any statute or municipal bylaw or any rules, regulations or ordinances passed under any statute or municipal bylaw;

(g) all garbage shall be tightly wrapped and tied in accordance with the instructions of the Board from time to time and shall be disposed of in accordance with garbage collection arrangements provided by the Municipality from time to time;

(h) nothing shall be done, or permitted to be done or brought into, or kept in or on the unit which will in any way increase the rate of fire insurance on the property or any part thereof, or on chattels kept within any unit;

(i) no unit shall be occupied or used by any one in such a manner as to result in the cancellation of any policy of insurance referred to in this Declaration;

(j) the owner of each unit, and all residents and visitors of the unit, shall comply with the Act, this Declaration, the By-laws, and the Common Element Rules;

(k) prior to making any alterations to the exterior of any building contained within the unit, the owner shall submit its plans to the Board of Directors of the Corporation in accordance with the By-laws for approval; and the Board shall approve the plans unless the proposed alterations or the manner of carrying them out are likely to damage or impair the value of any other unit or the Common Elements;

(l) the occupation and use of such unit shall be subject, in all respects, to the terms and provisions of any mortgage financing on the property until such time as such mortgage is paid in full and discharged;

(m) until all of the units have been sold for the first time, nothing herein contained shall prevent and no By-law or house rule shall be made to prevent the Declarant remedying defects, maintaining units as models for display and sales purposes and otherwise marketing units and maintaining marketing offices, displays and signs relating to the property;

(n) each owner shall allow the Corporation access to the unit and any building on the unit to access the electrical system to turn off electric supply to the pump located in the well providing water to the unit;

(o) no motor vehicle larger than a half ton truck or light four-wheel van may be permitted to be parked on the Lands. A vehicle undergoing repairs of any nature may not be parked, placed or otherwise be permitted to remain upon the Lands

(p) no additions, including but not limited to, exterior television, radio aerials, or satellite TV systems, chimneys and above ground storage tanks may be built or maintained on any part of the Lands without the prior written approval by the Board of ACCC #4.

4.03 Connection to Utilities

It shall be the responsibility of the bare land unit owners to arrange and pay all associated costs relating to the supply, installation, connection and maintenance of septic and water connections, power, cable, telephone, and/or other utility requirements.

4.04 Rental of Units

(a) Any unit owner renting their unit to a third party shall deliver to the tenant a copy of the Declaration, Bylaws and Common Element Rules of the Corporation on or before the earlier of the date the lease is signed or the rental period commences;

(b) Any unit owner renting their unit to a third party shall provide to the Board names and contact information for the tenant(s) on or before the earlier of the date the lease is signed or the rental period commences;

(c) Any unit owner may rent their unit for any length of tenancy.

5. BY-LAWS

5.01 The Corporation may, by a vote of members who own collectively sixty percent (60%) of the Common Elements, make By-laws:

(a) governing the management of the property;

(b) governing the use of the units or any of them for the purpose of preventing unreasonable interference with the use and enjoyment of the Common Elements and other units;

(c) governing the use of the Common Elements;

(d) regulating the maintenance of the units and Common Elements;

(e) governing the use and management of the assets of the Corporation;

(f) respecting the Board of Directors of the Corporation;

(g) specifying duties of the Corporation;

(h) regulating the assessment and collection of contributions towards the Common Expenses;

(i) respecting the conduct generally of the affairs of the Corporation.

6. PETS

6.01 Owners shall be allowed to keep generally accepted household pets allowed by the municipal bylaws of the Municipality of Annapolis County in their units, subject to the By-laws of the Corporation. No other animal shall be kept in the units.

7. MODIFICATIONS OF COMMON ELEMENTS AND ASSETS

7.01 Any substantial modification of common elements and/or Corporation Assets shall be governed by the Act and require the approval of unit owners representing eighty (80%) percent of the units. For the purposes of this section the definition of substantial shall be a modification whose dollar value is equal to or more than twenty-five percent (25%) of the appraised value of the property at the time the modification is being considered. Any changes other than substantial may be made by an affirmative vote of members who own at least sixty-six and two-thirds percent (66 2/3%) of the common elements.

8. MAINTENANCE AND REPAIRS

8.01 Maintenance and Repairs to Units by the Owner

(a) Each owner shall maintain its Bare Land Unit together with the buildings and appurtenances thereto located on the Unit, and, subject to the provisions of this Declaration and of the Act, each owner shall repair its unit after damage, including without limiting the generality of the foregoing, repair of all improvements made by the Declarant in accordance with the architectural

plans and specifications, notwithstanding that some of such improvements may have been made after the registration of this Declaration, at its own expense, with the intent that such owner will restore its unit to a state of repair at least equivalent to its condition at the time it was originally completed for sale by the Declarant;

(b) Each owner shall be responsible for all damages to any and all other units and to the Common Elements, which are caused by the failure of the owner to so maintain and repair its unit, save and except for any such damages to the Common Elements for which the cost of repairing same may be recovered under any policy or policies of insurance held by the Corporation;

(c) The Corporation shall make any repairs that an owner is obligated to make and which are not made within a reasonable time, and in such event, an owner shall be deemed to have consented to having such repairs made by the Corporation; and such owner shall reimburse the Corporation in full for the cost of such repairs, including any and all legal or collection costs incurred by the Corporation in order to collect the costs of such repairs, and all sums of money shall bear interest, commencing on the date any such amount becomes due, at such rate as the Board of Directors may decide upon, not to be more than the prime rate charged by the Bank of Canada from time to time plus Five (5%) percent. The Corporation may collect all such sums of money in such instalments as the Board of Directors may decide upon, which instalments shall be added to the monthly contributions towards the Common Expenses of such owner, after receipt of a notice from the Corporation thereof. All such payments are deemed to be additional contributions towards the Common Expenses and recoverable as such.

8.02 Repairs of Common Elements by the Corporation

The Corporation shall repair the Common Elements after damage, including the repair and replacement of all Limited Common Elements located within a unit.

8.03 Maintenance of the Common Elements

The Corporation shall maintain the Common Elements, save and except for any improvements made by an owner to the limited Common Elements appurtenant to his unit (specifically including the driveway providing access to the unit), which excluded portions of the Common Elements shall be maintained by the owner having the exclusive use and possession thereof pursuant to this Declaration; the maintenance by an owner of such excluded portions of the Common Elements shall be in accordance with any directions and specifications set from time to time by the Board of Directors of the Corporation.

8.04 Additions, Alterations or Improvements by Owners

No owner shall make any structural change in or to its unit or any change to an installation upon the Common Elements, or maintain, decorate or repair any part of the Common Elements (except for the maintenance of such portions of the Common Elements which the owner having the exclusive use and possession thereof is obligated to maintain pursuant to Clause 8.03 of this Section 8) without the prior consent in writing of the Board of Directors of the Corporation, which shall not be unreasonably withheld. Said consent shall only be provided for the construction of a structure within a Bare Land Unit once preliminary plans for the structure have been submitted to and approved by the Corporation.

Any change shall, if approved by the Board of Directors, be made in accordance with the provisions of all relevant municipal and other governmental by-laws, rules, regulations or ordinances and in accordance with the conditions, if any, of such approval, by the Board of Directors.

9. DAMAGE

9.01 Procedure Where Damage Occurs

Where there has been a determination by the Board of Directors there has been substantial damage to the extent that the cost of repairs would be twenty-five percent (25%) of the value of the units immediately prior to the occurrence, notice of such determination shall, within ten (10) days thereof, be given by the Corporation by registered mail to the owners and mortgagees entered in the register kept for such purpose, addressed to the owner and mortgagee at the address set out in the register in accordance with the provisions of the By-laws of the Corporation, and together with such notice there shall be notice to the owners and mortgagees of a meeting called for the purpose of voting for repair, or termination of the Condominium.

9.02 Repair after Damage

(a) In the event that owners who own eighty percent (80%) of the Common Elements vote for repair, the Corporation shall repair the units and common elements in accordance with the architectural plans and specifications and certificate contained in the Description, with the following provisos:

i. The obligation of the corporation to repair after damage extends to all improvements made to the units by the Declarant in accordance with the architectural plans and specifications, notwithstanding that some of such improvements may have been made after registration of this Declaration and the Description, but does not include repair or any improvements made to the unit by the Declarant for the owner of the unit, which are not included in the architectural plans and specifications of the Declarant; and

ii. The obligation of the Corporation to repair the units after damage shall be limited to repair in respect of all risks which are insured or insurable under any available policy or policies of insurance;

(b) Where the owners do not vote for repair then section 36(3) and 36A(1) of the Act shall apply to the termination of the Condominium;

(c) In the event that the Board of Directors shall determine that there has not been substantial damage to the extent that the cost of repairs would be twenty-five percent (25%) of the value of the building immediately prior to the occurrence, then the Corporation and such owners whose units have been damaged shall repair in accordance with the provisions of Clauses 8.01 and 8.02 of this Declaration.

9.03 Plans and Specifications

A complete set of all the original architectural and structural plans and specifications for the common elements and units building, including plans and specifications for any additions, alterations or improvements from time to time made to the Common Elements or to any unit with the prior consent in writing of the Board of Directors, shall be maintained in the office of the Corporation at all times for the use of the Corporation in rebuilding or repairing any damage to the common elements and units building and for the use of any owner.

10. INSURANCE

10.01 By the Corporation

(1) The Corporation shall be required to obtain and maintain, to the extent obtainable, the following insurance, in one or more policies:

(a) Insurance against damage by fire and extended perils and such other perils as the Board of Directors may from time to time deem advisable insuring:

i. the property, excluding the units; and

ii. personal property owned by the Corporation, but not including furnishings, furniture, or other personal property supplied or installed by the owners;

in an amount equal to the full replacement cost of such real and personal property without deduction for depreciation, which policy may be subject to a loss deductible clause;

(b) Insurance against damage by fire and extended perils and such other perils as the Board of Directors may from time to time deem advisable, insuring the units including all improvements made to the units by the Declarant in accordance with its architectural plans and specifications, notwithstanding that some of such improvements may have been made after registration of the Declaration and the Description, but excluding any improvements made by the owners thereof, in an amount equal to the full replacement costs of such units without deduction for depreciation;

(c) Public liability and property damage insurance insuring the liability of the Corporation with limits to be determined by the Board of Directors, but in no event for less than Two Million Dollars ($2,000.000.00) and without right of subrogating as against the Corporation, its manager, agents, servants, and employees, and as against the owners, and any member of the household or guests or any owner or occupant of a unit;

(d) Errors and omission insurance to provide insurance protection for the members of the Board of Directors.

(2) Such policy or policies of insurance as required by paragraphs (a) and (b) of subsection (1) hereof, shall insure the interest of the Corporation and the owners from time to time as their respective interests may appear, with mortgagee endorsements, which mortgagee endorsements shall be subject to the provisions hereof, and all such policy or policies of insurance shall contain the following provisions:

(a) That loss shall be payable to the Corporation;

(b) Waivers of subrogation against the Corporation, its manager, agents, employees and servants and owners and any member of the household of any owner or occupant of a unit, except for arson and fraud;

(c) That such policy or policies of insurance shall not be cancelled or substantially modified without at least sixty days prior written notice to all parties whose interests appear thereon;

(d) Waivers of any defence based on co-insurance or of invalidity arising from the conduct or any act or omission of any insured;

(e) All policies of insurance (insuring the liability of the Condominium Corporation) shall provide that the same shall be primary insurance in respect of any other insurance carried by the unit owner;

(f) A waiver of the insurer's and/or insurers' option to repair, rebuild or replace in the event that after damage the government of the property by the Act is terminated pursuant to Clause 12.01 of this Declaration.

10.02 General Provisions

(a) Prior to obtaining any policy or policies of insurance under Clause 10.01 of this Section 10, or any renewal or renewals thereof, if at such time as the Board of Directors may deem advisable, the Board of Directors shall obtain an appraisal from an independent qualified appraiser of the full replacement cost of the property for the purpose of determining the amount of insurance to be effected pursuant to Clause 10.01 of this Section 10 and the cost of such appraisal shall be a common expense;

(b) The Corporation, its Board of Directors, and its Officers shall have the exclusive right, on behalf of itself and as agents for the owners, to adjust any loss and settle all claims with respect to all insurance placed by the Corporation, and to give such releases as are required, and any claimant, including the owner of a damaged unit, shall be bound by such adjustment; provided, however, that the Board of Directors may in writing, authorize an owner to adjust any loss to its unit with an insurer;

(c) No mortgage may be placed against any unit unless the mortgagee agrees to waive any contractual or statutory provision giving the mortgagee the right to have proceeds of any insurance policy or policies applied on account of the mortgage and thereby prevent application of the proceeds of any insurance policy or policies towards the repair of the property pursuant to the provisions of this Declaration. This paragraph (c) shall be read without prejudice to the right of any mortgagee, if acting in the capacity of a mortgagee in possession, to exercise the right of an owner to vote or to consent, if the mortgage itself contains a provision giving the mortgagee that right, and also to the right of any mortgagee to receive the proceeds of any insurance policy, if the property is not repaired;

(d) A certificate of all insurance policies and endorsements thereto shall be issued, upon request, as soon as possible to any owner and/or mortgagee; renewal certificates or certificates of new insurance policies shall be furnished to each owner and mortgagee not later than ten days before the expiry of any current insurance policy. The master policy for any insurance coverage shall be kept by the Corporation in its offices available for inspection by an owner or mortgagee on reasonable notice to the Corporation;

(e) No insured, other than the Corporation shall be entitled to amend any policy or policies of insurance obtained and maintained by the Corporation, or to direct that loss shall be payable in any manner other than as provided in this Declaration;

(f) Where the Corporation, receives any proceeds of insurance pursuant to sub-paragraph (i) of paragraph (2) of Clause 10.01 of this Section 10, the proportion of such proceeds attributable to damage to any unit or units shall be held in trust for the owner or owners of such unit or units and, at the discretion of the Board of Directors, may be applied by the Corporation to the repair of such unit or units or may be paid to such owner or owners subject at all times to the interest, if any, of the mortgagee;

(g) Where any insurance proceeds have been paid to an owner for the purpose of effecting repairs to his unit, then such owner shall effect such repairs within two months of such payment or within such further period of time as the Board of Directors of the Corporation may permit, and it shall furnish the Corporation with evidence that such repairs have been completed in accordance with Section 8 of this Declaration.

10.03 By the Owner

(a) Each unit owner may obtain and maintain its own insurance on any additions or improvements made by the owner to its unit and for furnishings, fixtures, equipment, decorating and personal property and chattels of the owner contained in its unit and its personal property and chattels stored elsewhere on the property, including its automobile or automobiles, and for the loss of use and occupancy of its unit in the event of damage, which policy or policies of insurance shall contain waivers of subrogation against the Corporation, its manager, agents, employees and servants, and against the other owners and any members of their household or any owner or occupant of another unit, except for arson and fraud;

(b) Each owner may obtain and maintain its own public liability insurance covering any liability of the owner with regard to the property and its unit pursuant to this Declaration to the extent not covered by any public liability and property damage insurance obtained by the Corporation.

10.04 Standard Unit Definition

A standard unit is the unimproved bare surface of the surveyed unit together with any infrastructure contained within the unit that service only the unit, at the time of registration.

11. INDEMNIFICATION

11.01 Indemnity by Owner

Each owner shall indemnify and save harmless the Corporation from and against any loss, costs, damage, injury or liability whatsoever which the Corporation may suffer or incur resulting from or caused by any act or omission of such owner, its family or any member thereof, any other occupants of its unit or any guests, invitees or licensees of such owner or occupant to or with respect of the Common Elements and/or all other units, except for any loss, costs, damages, injury or liability caused by an insured (as defined in any policy or policies of insurance) and insured against by the Corporation.

Any sums of money to be paid by an owner to the Corporation pursuant to this clause 11.01 of Section 11 shall include any legal or collection costs incurred by the Corporation in order to collect such sums of money. All such sums of money shall bear interest, commencing on the date any such amount becomes due, at such rate of interest as the Board of Directors of the Corporation may decide upon not to be more than the prime rate charged by the Bank of Canada from time to time plus five percent (5%). The Corporation may collect such sums of money in such instalments as the Board of Directors may decide upon, which instalments shall be added to the monthly contribution towards the common expenses of such owner, after receipt of notice from the Corporation thereof. All payments pursuant to this clause 11.01 are deemed to be additional contributions towards the common expenses and are recoverable as such.

11.02 Indemnity by Corporation

The Corporation shall indemnify and save harmless the owner of each unit from and against any loss, costs, damages, injury or liability whatsoever which may be suffered or incurred by each owner, its family or any member thereof, any other occupants of its unit or any guests, invitees or licensees of such owner or occupants, resulting from or caused by the negligence or wrongful act or omission of the Corporation, its manager, agents, servants, employees or independent contractors, or for damage done to the unit substantially resulting from the repair or maintenance by the Corporation of the Common Elements; provided that, notwithstanding anything to the contrary in this Declaration, each owner agrees to look solely to the proceeds received from the insurer or insurers of the public liability and property damage insurance of the Corporation in the event of such loss, costs, damage, injury or liability.

12. TERMINATION

12.01 Termination of Voting Requirement

Termination of the property as a condominium corporation shall only take place after a vote of owners who own one hundred percent (100%) of the common elements is taken in favour of the termination.

12.02 Management after Termination

In the event that sale of the property or any part of the Common Elements or termination of the government of the property by the Act is authorized, then the Board of Directors of the Corporation may authorize any procedures, rules and regulations and any other matters deemed necessary to complete such sale or termination and to manage the property pending such completion.

13. EXPROPRIATION

13.01 Expropriation in Whole of the Property

If the whole of the property is expropriated, the claim for compensation shall be negotiated and settled by the Board of Directors, whether or not proceedings are necessary. The compensation received from the expropriating authority, less expenses incurred in obtaining compensation, if any, shall be distributed among the owners in proportion to their respective interests in the common elements.

Notwithstanding the above provisions in this clause 13.01, each owner shall have its own separate right to negotiate and settle its personal compensation for additions, alterations, or improvements made by the owner to its unit after registration of this Declaration, the cost of moving and other similar items personal to each owner.

13.02 Part of Common Elements Only Taken

If no units are taken by the expropriation and the expropriation includes only part of the Common Elements, then compensation shall be negotiated and settled by the Board of Directors, whether or not proceedings are necessary. The Board of Directors may deal with the compensation in any one or more of the following ways:

(a) to distribute the compensation among the owners in proportion to their respective interests in the Common Elements as set out in Schedule "C";

(b) to retain the compensation as an asset of the Corporation; or

(c) to use the compensation to add to, change or alter the Common Elements; or

(d) where the part of the Common Elements expropriated includes Common Elements, the exclusive use of which is annexed to one or more specified units by virtue of this Declaration, the Board of Directors may deal with the compensation received in respect of such exclusive-use Common Elements by distributing such compensation among the owners whose exclusive-use elements have been taken or by applying such compensation to the replacement of such exclusive-use Common Elements.

13.03 Partial Expropriation Including Units

In the event of a partial expropriation which includes some units, each owner whose unit is expropriated shall deal with the expropriating authority with regard to compensation relating to its unit and interest in the Common Elements. The compensation for any damage suffered by the remaining owners whose units are not expropriated shall be negotiated and settled by the Board of Directors of the Corporation, whether or not proceedings are necessary; and the compensation so received from the expropriating authority, less expenses involved, if any, in obtaining such compensation, shall be distributed proportionately among such remaining owners, except as required in connection with the restoration of the balance of the property.

The cost of restoring the balance of the property so that it may be used shall be determined by the Corporation, and the Corporation shall negotiate with the expropriating authority with regard to compensation for this expenditure, and shall, unless the government of the property by the Act is terminated within thirty (30) days of the receipt of such compensation, reconstruct using the funds received for such reconstruction.

13.04 Reconstitution of Scheme of Condominium After Expropriation

In the event of reconstruction due to expropriation as provided in Section 13 of this Declaration, all of the owners and other persons having an interest in or encumbrance against any part of the property agree to do all that is reasonably necessary and sign such documents and so vote on all occasions as may be necessary to reconstitute the scheme of the condominium property as follows:

(a) Payment for shares of assets of the Corporation

Any owner whose units have been wholly taken or rendered completely unusable shall have no further interest in the Common Elements or the property itself but shall be entitled only to receive the value of their share of the assets of the Corporation as determined by their percentage interest in the Common Elements as set out in Schedule "C". Said assets are to be valued at book value and in this respect any asset shall be deemed to have a book value of cost less the maximum allowable depreciation that would be allowed on such asset under the **Income Tax Act (Canada)** then in force;

(b) Determination of value of remaining portion

The value of the portion of any unit partially expropriated or rendered partially unusable by the expropriation and/or reconstruction, together with the interest in the Common Elements of such partial unit shall be determined, and if it cannot be determined, shall be arbitrated. The owners of portions so taken shall receive the appropriate portion of the payment provided by paragraph (a) of this clause 13.04;

(c) Reduction of interest in Common Elements

The percentage contribution towards common expense and the percentage interest in the Common Elements of all units and portions of units that are taken by the expropriating authority shall thereafter be dissolved and ended;

(d) Remaining interest expended

The remaining interests in Common Elements and the percentage obligation towards common expenses shall be determined by calculating this percentage as a percentage of the total percentages left in the property after its reconstruction, and shall be increased accordingly.

14. GOVERNANCE PROVISIONS

14.01 Board of Directors

(a) Number The affairs of the Corporation shall be managed by the Board of Directors and until changed by way of a Declaration amendment, the number of members of the Board of Directors of the Corporation shall be a minimum of three (3) and a maximum of five (5);

(b) Quorum Three (3) directors shall constitute a quorum at any meeting of the Board of Directors present in person or by electronic means. Notwithstanding vacancies, the remaining directors may exercise all the powers of the Board so long as a quorum of the Board remains in office;

(c) Qualification Of Members Of The Board Any person who is a member of the Corporation, is qualified to be elected as a director of the Corporation provided that each director shall be nineteen (19) or more years of age. If a unit has more than one owner, only one such owner may be a member of the Board at any one time;

(d) Election And Term On the date of the acceptance of the Declaration and the Description for registration, the Declarant shall appoint three (3) persons who shall constitute the Board of Directors until the first meeting of the members of the Corporation is held, within the earlier of one (1) year after the date on which the Declarant sells the first unit or forty-five (45) days from the date in which the Declarant ceases to own more than fifty percent (50%) of the units, at which meeting the members shall elect and the Declarant shall appoint the allowable number of Directors as set out in the Act, including among their number, a President, a Vice-President, a Secretary and a Treasurer. The original directors appointed by the Declarant shall be eligible for re-election and/or re-appointment at the said meeting provided that they otherwise qualify as directors of the Corporation. Nominations for Directors may be made as the Board of Directors decide from time to time. All directors elected or appointed shall hold office for a term of one (1) year and notwithstanding that their term of office may have expired, all directors may continue to act until their successors are elected. As soon as possible after each election an updated list of Directors and Officers under the seal of the Corporation shall be forwarded to the Registrar of Condominiums and the Registry of Joint Stock Companies;

(e) Removal Of Directors The members may, by resolution passed by a majority vote at a meeting of the members called for such purpose, at which the voting is on the basis of one vote per member and whereby the Declarant as a member has one vote, remove any director before the expiration of his term of office, and shall elect a person in place of any director who has been removed to hold office for the remainder of his term;

(f) Filling Of Vacancies Any vacancy occurring in the Board of Directors shall be filled for the remainder of the term of office of the retiring director by the members at a general meeting;

(g) Calling Of Meetings Meetings of the Board shall be held from time to time at such place in the County of Annapolis, Nova Scotia, and at such time and on such day as the President or Vice-President or any two (2) directors may determine, and the Secretary shall call meetings when directly authorized by the President or the Vice-President or by two (2) directors. Notice of any meeting so called shall be sent by electronic means, given personally or by ordinary mail to each director not less than forty-eight (48) hours, exclusive of Saturdays and holidays (as defined by the Interpretation Act) before the time when the meeting is to be held, provided that no notice shall be required to be given of any meeting of directors held for the sole purpose of organization and the election and appointment of officers immediately following any annual meeting; and no notice of any meeting shall be necessary if all the directors are present or if a quorum is present and those absent have waived notice of or otherwise signified in writing their consent to the holding of such a meeting;

(h) Regular Meetings Regular meetings of the Board may be held at such time and place in the County of Annapolis as shall be determined from time to time by a resolution passed by a majority of the directors;

(i) Adjourned Meeting At any adjourned meeting any business which might have been transacted at the meeting originally called may be transacted without further notice;

(j) Vote At meetings of the Board of Directors, all matters shall be decided by majority vote in person or by electronic means, provided that the Chairman of the meeting shall have a casting as well as an original vote in case of an equality of votes;

(k) Interest Of Directors In Contracts No director shall be disqualified by his office from contracting with the Corporation nor shall any contract or arrangement entered into by or on behalf of the Corporation with any director or any firm or company in which any director is in any way interested be voided, nor shall any director so contracting or being so interested be liable to account to the Corporation for any profit realized by any such contract or arrangement by reason of such director holding such office or by reason of the fiduciary relationship thereby established subject to the Condominium Act's conflict provisions;

(l) Declaration Of Interest It shall be the duty of every director of the Corporation who is in any way, whether directly or indirectly, interested in a contract or agreement or proposed contract, with the Corporation to declare such interest and to refrain from voting in respect thereto; provided that such prohibition against voting shall not apply during such time as the Declarant who registered the Declaration is represented on the Board by three or more directors;

(m) Protection Of Directors And Officers No director or officer of the Corporation shall be liable for the acts, neglect or default of any director or officer or for joining in any act for conformity or for any loss or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by order of the Board for or on behalf of the Corporation, or for the insufficiency or deficiency of any security in or upon which any of the moneys of the Corporation shall be invested or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any of the moneys, securities or effects of the Corporation shall be deposited, or for any loss occasioned by an error in judgment or oversight on his part or for any other loss, damage or misfortune whatever which shall happen in the execution of the duties of his office or in relation thereto unless the same shall happen through his own dishonest or fraudulent act or act;

(n) Indemnity Of Directors And Officers Every director or officer of the Corporation and his heirs, executors and administrators and estate and effects respectively shall from time to time and at all times be indemnified and saved harmless out of the funds of the Corporation from and against:

i. all costs, charges and expenses whatsoever which such director or officer sustains or incurs in or about any action, suit or proceeding which is brought, commenced or prosecuted against him for or in respect of any act, deed or thing whatsoever made, done or permitted by him in or about the execution of the duties of his office;

ii. all other costs, charges and expenses which he properly sustains or incurs in or about or in relation to the affairs thereof, except for his own dishonest or fraudulent acts;

(o) Fidelity Bonds The Board may require that all directors, officers and employees of the Corporation handling or responsible for the Corporation's moneys or securities shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Corporation;

(p) Duty of Directors Every Director and Officer of the Corporation shall in exercising the powers and discharging the duties of the office:

i. act honestly and in good faith;
ii. exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances;
iii. act in the best interest of the Corporation when discharging the duties of the Director or Officer's office.

14.02 Officers

(a) Elected Officers At the first meeting of the members of the Corporation and at each subsequent annual meeting, a President, Vice President, Secretary and Treasurer shall be elected, all of whom shall be directors properly elected in accordance with Section 14.01. Any vacancy occurring in any such offices shall be filled by the Board of Directors from among its members for the remainder of the term of the office of the retiring officer. At any annual meeting, the retiring Officers shall be eligible for re-election;

(b) Appointed Officers From time to time, the Board may appoint a General Manager and such other officers (other than officers elected pursuant to Paragraph I hereof) as the Board may determine, including one or more assistants to any of the elected or appointed officers. The officers so appointed may, but need not, be members of the Board. Any officer either elected pursuant to paragraph (a) hereof or appointed pursuant to paragraph (b) hereof other than the President may hold more than one office in the Corporation, and if the same person holds both the office of Secretary and the office of Treasurer, he shall be known as the Secretary-Treasurer;

(c) Term Of Office In the absence of a written agreement to the contrary, the Board may remove, at its pleasure, any officer of the Corporation with the exception of the officers elected under Section 14.01 who may only be removed from office by a majority vote of the members of the Corporation at a general meeting;

(d) President The President, when present, shall preside at all meetings of the members and of the Board and shall be charged with the general supervision of the business and affairs of the Corporation and, except when the Board has appointed a General Manager, the President shall also have the powers and be charged with the duties of that office and he shall have such other powers and duties as the Board may from time to time determine;

(e) Vice President During the absence or the inability to act of the President, his powers and duties shall fall upon the Vice President. If a Vice President exercises any such duty or power, the absence of the President shall be presumed with reference thereto. The Vice-President shall also have such powers and duties as the Board may prescribe;

(f) General Manager The General Manager, if one be appointed, shall have the general management and direction of the Corporation's business and affairs and the power to appoint and remove any and all employees and agents of the Corporation not elected by the members or appointed by the Board and to settle

the terms of their employment and their remuneration, subject, nevertheless, to the authority of the Board and the supervision of the President. The General Manager need not be a director, a unit owner, a member of the Corporation or a person entitled to vote at general meetings of the Corporation;

(g) Secretary The Secretary shall give or cause to be given all notices required to be given to the members, directors, auditors, mortgagees and all others entitled thereto; he shall attend at meetings of the directors and of the members and shall enter or cause to be entered in books kept for that purpose minutes of all proceedings at such meetings; he shall be custodian of all books, papers, records, documents and other instruments belonging to the Corporation except those to be kept by the Treasurer, and he shall perform such other duties as may from time to time be prescribed by the Board. The Secretary may also perform the duties of the Treasurer;

(h) Treasurer The Treasurer shall keep or cause to be kept full and accurate books of accounts and accounting records in which shall be recorded all receipts and disbursements of the Corporation. He shall have the care and custody of all the funds and securities of the Corporation in such bank or banks or trust company or trust companies or with such depository or depositories as the Board of Directors shall direct. He shall disburse the funds of the Corporation when necessary and proper, taking proper vouchers for such disbursements and shall render to the President and directors at the meetings of the Board of Directors or whenever they may require it, an account of all his transactions as Treasurer and of the financial position of the Corporation; and he shall perform such other duties as may from time to time be prescribed by the Board of Directors. The Treasurer may also perform the duties of the Secretary;

(i) Other Officers The duties of all other officers of the Corporation shall be such as the terms of their engagement call for or the Board requires of them. Any of the powers and duties of any officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the Board otherwise directs;

(j) Compensation No compensation whatever shall be paid to any Officer or Director of the Corporation for the performance of his duties as an Officer or Director unless such compensation is determined and approved by a general meeting of the Corporation at which owners or mortgagees or any combination thereof entitled to vote with respect to sixty percent (60%) of the units is present either in person or by proxy, and vote in favour of said compensation. This provision shall not preclude the Board of Directors from employing any Director as an employee of the Corporation nor shall it preclude any Director from entering into a contract with the Corporation for the management of the Corporation.

14.03 Duties Of The Corporation

The duties of the Corporation are to manage the property and any assets acquired by the Corporation in connection with the use and enjoyment of the property, to prepare budgets and collect common expenses with a view to maintaining financial stability and to provide such services to the owners as are specified in the Act, and its Regulations, the Declaration or the By-laws. Without limiting the generality of the foregoing, the duties of the Corporation include the following:

(a) To collect and receive all contributions towards the common expenses from the owners, or from any mortgagee if the same are collected by a mortgagee, and deposit the same in a separate account with a chartered bank, loan or trust company;

(b) To keep accurate accounts of the financial transactions involved in the performance of its duties and the exercise of its rights and send to each owner annual audited statements with respect thereto;

(c) Within ninety (90) days after the end of each fiscal year, and within ten (10) days or more of the annual meeting of owners, to deliver or mail to each owner, the Registrar of Condominiums, and to each mortgagee who has notified his interest to the Corporation, a copy of the Corporation's audited financial statements for the preceding fiscal year prepared and certified by the auditors of the Corporation and signed by two Directors;

(d) For the purpose of complying with the provisions of the Act and the Declaration with respect to insurance, to do all acts and things and to take out and maintain such insurance as the Board may from time to time deem advisable;

(e) To control, manage and administer the common elements for the benefit of all the owners and for the benefit of the entire condominium project, and to maintain such staff as may be required to carry out at all times promptly and efficiently its duties in such management of the property;

(f) To repair and maintain the common elements in accordance with the provisions of the Act and the Declaration;

(g) To keep the common elements clean and suitably decorated and to maintain the same in appearance, including, without limiting the generality of the foregoing, clipping, edging, mowing and such similar gardening and landscaping services;

(h) To purchase electricity, water and other public utilities for use in the common elements;

(i) To effect compliance by the owners of units with the Act and its Regulations, the Declaration and the By-laws;

(j) To obtain and maintain fidelity bonds where obtainable, in such amounts as the Board may deem reasonable, for such officers and directors or employees as are authorized to receive or disburse any funds on behalf of the Corporation.

14.04 Assessment and Collection of Contributions Towards the Common Expenses

(a) Assessment All expenses, charges and costs of maintenance or replacement of the common elements and any other expenses, charges or costs which the Board may incur or expend pursuant thereto shall be assessed by the Board and levied against the owners in the proportions in which they are required to contribute to the common expenses as set forth in the Declaration in Schedule "C". The Board shall advise all owners promptly in writing of the amount of common expenses payable by each of them respectively and shall deliver copies of each budget on which such common expenses are based to all owners and mortgagees entered on the register;

(b) Annual Budget The Board shall, at least thirty (30) days prior to the commencement of each fiscal year, prepare a budget for the Corporation and determine by estimate the amount of common expenses for the next ensuing fiscal year. The Board shall allocate and assess such common expenses as set out in the budget for such period among the owners, according to the proportion in which they are required to contribute to the common expenses as set forth in the Declaration. In addition to all expenses, charges and costs in the maintenance, repair and replacement of the common elements and any other common expenses, charges or costs which the Board may incur or expend shall be included in the annual budget provisions for the following:

i. A Contingency Fund, which fund shall be used and applied from time to time towards meeting deficits and such other common purposes as the Corporation may deem necessary; and

ii. A Reserve Fund, which shall include moneys received to be accumulated in the Reserve Fund as provided for in paragraph (d) of this Section 14.04 and to be used or expended for major maintenance items, which occur less frequently than annually and for major items of repair or replacement made necessary by damage, deterioration or obsolescence;

(c) Contingency Fund The Corporation reserves the right to request that upon the purchase of each unit from the Declarant, or at any time thereafter at the request of the Corporation, each owner shall deposit with the Corporation, or as the Corporation may otherwise direct, an amount equal to three (3) times the monthly assessment relating to each owner's unit for the year in which such deposit is requested. Such amount shall be held, together with the amounts similarly deposited by other unit owners, as a Contingency Fund for common expenses and shall be used and applied from time to time towards meeting the deficits and such other common expenses as the Corporation may deem necessary, but not amounts to be expended from the Reserve Fund;

(d) Reserve Fund The Reserve Fund shall be established and maintained at a level required by the Reserve Fund Study and in accordance with S.31 of the Condominium Act, and any amendments thereto;

(e) Contingency And Reserve Funds Part Of Common Elements The Contingency Fund and the Reserve Fund shall be deemed part of the common elements and, in the event of a sale by the owner, such owner shall not be entitled to any refund of the whole or any part of the contribution or deposits made from time to time by him to the Contingency Fund or Reserve Fund, but all his interest in the unexpended portion or each of the said funds, if any, shall be transferred and enure to the purchaser of the unit with whom the owner will make any necessary adjustments;

(f) Copies Of Budget And Notices Of Assessment A copy of the budget for the ensuing fiscal year, together with a notice showing the amount assessed to each owner for such year for common expenses, shall be delivered or mailed by first class mail, postage prepaid, to each owner, and to each mortgagee who has notified his interest to the Corporation, no more than twenty-one (21) days after the beginning of each fiscal year. Each owner shall be obliged to pay to the Corporation, or as the Corporation may in writing direct, the amount of such annual assessment as follows: one-twelfth (1/12) of such assessment on the first day of each and every month next following the delivery of such notice of assessment. Each owner shall, on or before the first day of the second month in each fiscal year, unless otherwise directed by the mortgagee for such unit, deliver to the Corporation, or as the Corporation may direct in the notice of assessment, twelve (12) post-dated cheques covering the payments due by each owner during the ensuing twelve months and such cheques shall be deposited as they become payable. The Board, as well, may request payment in forms other than post-dated cheques, such as automated bank withdrawal or any other form of payment designated by the Board. Until the annual budget

for the fiscal year has been sent to each owner, each owner shall continue to pay each month an amount equal to the monthly instalments payable by such owner under the annual budget for the preceding fiscal year;

(g) Revised Assessments If at any time during the course of any fiscal year the Board shall determine that the annual assessment of contribution are inadequate by reason of a revision in the Board's estimates of either expenses or income, the Board shall prepare and cause to be delivered to each owner and to each mortgagee who has notified his interest to the Corporation a revised annual budget for the balance of the fiscal year. Thereafter, monthly contributions shall be determined and paid on the basis of such revised budget;

(h) Special Assessments If at any time, the Board shall determine that the annual assessment of contribution is inadequate, and that a revised assessment pursuant to paragraph (g) of this Section 14.04 is inadequate to meet the Board's requirement, then the Board may declare a Special Assessment and present the Special Assessment to the members to be voted on as set out in the Act. Once approved the Board shall send to each owner and to each mortgagee who has notified his interest to the Corporation a request for payment of the Special Assessment on terms as determined by the Board and approved by the members and said Special Assessment shall be paid by the owners as a contribution to the common expenses of the Corporation as set out in the Declaration;

(i) Moneys On Deposit All moneys of the Corporation, except petty cash on hand or moneys invested, shall be kept in a chartered bank or trust company carrying on business in Nova Scotia;

(j) Conveyance Of Unit No owner shall be liable for the payment of any part of the common expenses assessed against his unit prior to the transfer by him of such unit but payable by him subsequent thereto, provided that he first gives notice of such assessment to the transferee of the unit;

(k) Statement Of Account Within ten (10) days following written application therefor, the Board shall furnish an owner or Mortgagee, or any person authorized in writing by either of them, with a statement as of the first day of the month in which such request is made setting forth the following:

i. any assessment unpaid or payable as of such date, together with accrued interest thereon;

ii. any accelerated monthly contributions remaining unpaid or payable as of such date;

iii. the amount outstanding in a reserve fund and contingency fund contributed or deposited or required to be contributed or deposited by the unit owner;

(l) Inspection Of Books Upon written application therefor, the Board shall make the books of account and accounting records available at all reasonable times for inspection by an owner, or a mortgagee (if authorized hereunder) or any person authorized in writing by either of them;

(m) Collection The Corporation shall take all necessary steps to enforce the payment by each owner of all unpaid assessments, monthly contributions and all other amounts owed by him to the Corporation;

(n) Estoppel Certificates Any certificate issued by the Corporation to a mortgagee, purchaser or other person dealing with an owner, to certify an owner's position with respect to assessments, contributions or otherwise, which has been signed by one officer of the Corporation under its corporate seal, shall be binding upon the Corporation and all other owners and it and they shall be estopped from denying the accuracy of such certificate against such mortgagee, purchaser or other person dealing with the owner; but this shall not prevent the enforcement against the owner; of all obligations of the owner whether or not improperly stated in such certificate;

(o) Default In Payment Of Assessment:

i. In the event that payments required under the provisions of this Section 14.04 are fifteen (15) days, or more, in arrears, an additional charge of Five Dollars ($5.00) per month will be added to the arrears;

ii. In addition to any remedies or liens provided by the Act, if any owner is in default in payment of an assessment levied against him for a period of fifteen (15) days, the Board may retain a lawyer for and on behalf of the Corporation to enforce collection thereof by way of legal action, lien and/or other means and there shall be added to any amount due all costs, including all legal fees, disbursements and applicable taxes, of such action including costs as between solicitor and client.

14.05 Corporation Decisions requiring voting by Unit Owners

(a) In accordance with Section 14(3) of the Condominium Act, a corporation may, with the consent of the owners of at least sixty-six and two thirds percent (66 2/3%) of the common elements:

i. acquire by purchase, gift, devise, bequest or any other means, personal property and sell, mortgage, hypothecate, pledge, convey or otherwise deal with such personal property, including any future right to be paid money as a result of a levy made pursuant to the Condominium Act, in order to secure repayment of money borrowed by it or the payment or performance of any of its obligations. However, the Board has the authority to acquire or dispose of the personal property without the consent of the owners, if the personal property has a market value of less than an amount set out in the Corporation's Bylaws or, if the Bylaws are silent, the lesser of Two Thousand Five Hundred Dollars ($2,500.00) or five percent (5%) of the Corporation's annual budget;

ii. borrow money;

iii. mortgage, hypothecate or pledge any of its property or rights, including any future right to be paid money as a result of a levy made pursuant to this Act, in order to secure repayment of money borrowed by it or the payment or performance of any of its obligations;

iv. grant leases of the common elements;

v. make capital expenditures;

vi. subject to the regulations, consolidate into one unit two or more adjacent units that are included in the property that is managed by the corporation;

vii. subject to the regulations, divide one unit, that is included in the property that is managed by the Corporation and was previously consolidated into two (2) or more units;

viii. levy special assessments for extra-ordinary common element expenses;

(b) In accordance with Section 14(3B) of the Condominium Act, a corporation may, with the consent of the owners of at least eighty percent (80%) of the common elements:

i. acquire real property by purchase, gift, devise, bequest or any other means;

ii. sell, mortgage, convey or otherwise deal with any such real property;

iii. grant or discharge easements affecting the common elements.

15. GENERAL MATTERS AND ADMINISTRATION

15.01 Rights of Entry

(a) The Corporation, or any person authorized by the Corporation shall be entitled to enter any unit or any part of the Common Elements over which any owner has the exclusive use and possession thereof, at all reasonable times and upon giving reasonable notice, for the purpose of making inspections, adjusting losses, making repairs, correcting any condition which violates the provisions of any insurance policy or policies, remedying any condition which might result in damage to the property or carrying out any duty imposed upon the Corporation;

(b) In case of an emergency, an agent of the Corporation may enter a unit at any time and without notice, for the purpose of repairing the unit, Common Elements, or any part of the Common Elements over which any owner has the exclusive use and possession thereof, or for the purpose of correcting any condition which might result in damage or loss to the property;

(c) In the event of an emergency, if an owner is not personally present to grant entry to its unit, the Corporation, by its servants or agents, may enter upon such unit without rendering it liable for any claim or cause of action for trespass or damages by reason thereof, provided that it exercises reasonable care;

(d) The Corporation shall not be liable to the owner of any unit for damages for any interference or inconvenience caused by repairs or any other work permitted by this Article 15.01 provided such repairs or work are carried out as expeditiously as reasonably possible and provided further that such damages are not caused by the negligent or wilful acts of the Corporation, its servants, agents and workmen.

15.02 Units Subject to Declaration, By-laws, Common Element Rules and Rules and Regulations

All present and future owners, tenants and residents of units, their families, guests, customers, clients, invitees or licensees, shall be subject to, and shall comply with, the provisions of this Declaration, the By-laws, including the Common Element Rules, and any

other rules and regulations. The acceptance of a deed or transfer or the entering into of a lease or the entering into occupancy of any unit shall constitute an agreement that the provisions of this Declaration, the By-laws, including the Common Element Rules, and any other rules and regulations, as they may be amended form time to time, are accepted and ratified by such owner, tenant or resident, and all of such provisions shall be deemed and taken to be covenants running with the unit and shall bind any person having, at any time, any interest or estate in such unit as though such provisions are recited and stipulated in full in each and every such deed or transfer or lease or occupation agreement.

15.03 Invalidity

Each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of the provisions of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event all the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

15.04 Waiver

The failure to take action to enforce any provision contained in the Act, this Declaration, the By-laws, including the Common Element Rules or any other rules and regulations of the Corporation, irrespective of the number of violations or breaches which may occur, shall not constitute a waiver of the right to do so thereafter, nor be deemed to abrogate or waive any such provision.

15.05 Resolution of Conflict of Provisions

In the event of a conflict between the provisions of the Act, its Regulations, this Declaration or the By-laws, including the Common Element Rules, the provisions of the Act and its Regulations shall govern; subject to the Act and its Regulations, the provisions of this Declaration shall govern, subject to the Act and its Regulations and this Declaration the provisions of the By-laws shall govern; the provisions of the Common Element Rules shall only be valid so long as they are not in conflict with anything in the Act and its Regulations, this Declaration or those portions of the By-laws excluding the Common Element Rules.

15.06 Notice

Any notice, direction or other instrument required or permitted to be given hereunder shall be in writing and shall be sufficiently given if served by electronic means or personally by delivering the same to the party to be served or to any officer of the party to be served, or may be given by ordinary mail, postage prepaid, addressed to the Corporation in the care of its recognized agent, to

each owner at its respective unit or at such other address as is given by the owner to the Corporation for the purpose of notice, and to each mortgagee who has notified his interest to the Corporation at such address as is given by each mortgagee to the Corporation for the purpose of notice; and if mailed as provided for in this Declaration, the same shall be deemed to have been received and to be effective on the first business day following the day on which it was mailed. Any owner or mortgagee may change its address for service by notice given to the Corporation in the manner aforesaid.

15.07 Construction of Declaration

This Declaration shall be read with all changes of number and gender required by the context.

15.08 Headings

The headings in the body of this Declaration form no part of the Declaration but shall be deemed to be inserted for convenience of reference only.

15.09 Effective Date

This Declaration shall take effect upon acceptance for registration.

Dated at Halifax, in the County of Halifax, Province of Nova Scotia, this 14th day of MAY, 2024.

In Witness Whereof Paul G. Buxton, the Declarant, has caused these presents to be properly executed as of the day and year first above written.

Executed in the presence of:

PATRICK I. CASSIDY, K.C.

Paul G. Buxton

PROVINCE OF NOVA SCOTIA)
COUNTY OF HALIFAX)

I CERTIFY that on this 14th day of May , 2024, **Paul G. Buxton**, one of the parties mentioned in the foregoing Declaration, signed and executed the said Declaration in my presence and I have signed as a witness to such execution.

A Barrister of the Supreme Court
of Nova Scotia
PATRICK I CASSIDY
PATRICK I. CASSIDY, K.C.

Condominium Act

Accepted for registration this 22 day of May , 2024, at the hour of .

Deputy REGISTRAR OF CONDOMINIUMS

REGISTRAR OF CONDOMINIUMS PROVINCE OF NOVA SCOTIA

*10045270/00001/1407-8675-9688, v. 1

PROVINCE OF NOVA SCOTIA)
HALIFAX REGIONAL MUNICIPALITY)

AFFIDAVIT IN PROOF OF EXECUTION AND AS TO STATUS

I, **Paul G. Buxton,** make oath and say that:

1. I am the Declarant in the foregoing instrument. I acknowledge that I executed this instrument under seal on the date of this affidavit. This acknowledgment is made pursuant to section 31 of the ***Registry Act***, R.S.N.S. 1989, c. 392 and pursuant to section 79 of the ***Land Registration Act***, for the purpose of registering this instrument.

2. I am nineteen years of age or older.

3. I am a resident of Canada within the meaning of the ***Income Tax Act*** (Canada).

4. For the purpose of this affidavit, "spouse" means:
   A. either of a man or woman who
      I. are married to each other;
      II. are married to each other by a marriage that is voidable and has not been voided by a declaration of nullity; or
      III. have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
   B. an individual who is a party to a registered domestic-partner declaration made in accordance with section 53 of the ***Vital Statistics Act*** but does not include a former domestic-partner.

5. As of the date hereof I am not a spouse. Neither do I have any other spouse or any former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act or any former spouse with the rights contemplated by the Matrimonial Property Act.

I CERTIFY that on this date the Deponent came before me, made oath and swore the foregoing affidavit.

Certified at Halifax, Nova Scotia
this 14th of MAY , 2024.

A BARRISTER IN AND FOR THE
PROVINCE OF NOVA SCOTIA
PATRICK I. CASSIDY
PATRICK I. CASSIDY, K.C.

PAUL G. BUXTON

SCHEDULE "A"

Lot 2ABC (Portion of)

All that lot, piece or parcel of land situate, lying and being to the West of Old Trunk 1, in the County of Annapolis and the Province of Nova Scotia, being designated as Lot 2ABC (Portion of) on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-17, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Lot 2ABC (Portion of) being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Old Trunk 1, on a Western boundary of PID 05091921, Crown Land, said marker being South 75 degrees, 48 minutes, 46 seconds West, 4,484.961 metres, GRID, from Nova Scotia High Precision Monument No. 215258;

THENCE South 18 degrees, 56 minutes, 38 seconds East, 33.390 metres, along the Western boundary of PID 05091921, to a survey marker, at a Northeastern corner of Parcel A, lands of Robwin Limited;

THENCE North 63 degrees, 00 minutes, 14 seconds West, 21.062 metres, along a Northern boundary of Parcel A, to a survey marker, being the Northwestern most corner of Parcel A;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 80.482 metres, along the Western boundary of Parcel A, to a survey marker;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 17.4 metres, more or less, along the Western boundary of Parcel A, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 937.4 metres, more or less, to a survey marker, on the ordinary high water mark of Bear River, and being a Southeastern corner of Lot 1-A, lands of Sebastian and Philipp Klebert;

THENCE North 27 degrees, 01 minutes, 21 seconds, 115.921 metres, along an Eastern boundary of Lot 1-A, to a survey marker, at a Southwestern corner of Lot 300, lands of Paul G. Buxton;

THENCE North 27 degrees, 01 minutes, 27 seconds East, 53.599 metres, along an Eastern boundary of Lot 1-A, and a Western boundary of Lot 300, to a survey marker;

THENCE Northeasterly, following a curve to the right, an arc distance of 17.549 metres, and having a radius of 324.485 metres, along an Eastern boundary of Lot 1-A, and Western boundary of Lot 300, to a survey marker, a tie-line between the two aforementioned survey markers being North 28 degrees, 31 minutes, 31 seconds East, 17.547 metres;

THENCE Northeasterly, following a curve to the right, an arc distance of 32.215 metres, and having a radius of 326.539 metres, along an Eastern boundary of Lot 1-A, to a survey marker, a tie-line between the two aforementioned survey markers being North 32 degrees, 53 minutes, 46 seconds East, 32.201 metres;

THENCE Northeasterly, following a curve to the right, an arc distance of 103.356 metres, and having a radius of 326.539 metres, along an Eastern boundary of Lot 1-A, to a point, a tie-line between the two aforementioned points being North 44 degrees, 47 minutes, 24 seconds East, 102.925 metres;

THENCE South 18 degrees, 55 minutes, 34 seconds East, 12.995 metres, along a Southwestern boundary of Lot 1-A, to a point;

THENCE South 01 degrees, 41 minutes, 39 seconds East, 16.682 metres, along a Southwestern boundary of Lot 1-A, to a point;

THENCE South 26 degrees, 39 minutes, 02 seconds East, 26.210 metres, along a Southwestern boundary of Lot 1-A, to a point;

THENCE South 60 degrees, 02 minutes, 09 seconds East, 64.058 metres, along a Southern boundary of Lot 1-A, to a point;

THENCE North 71 degrees, 59 minutes, 49 seconds East, 135.979 metres, along a Southern boundary of Lot 1-A, to a point, on the Western boundary of PID 05091921;

THENCE Southeasterly, following a curve to the left, an arc distance of 108.169 metres, and having a radius of 351.279 metres, to a point, a tie-line between the two aforementioned points being South 10 degrees, 07 minutes, 20 seconds East, 107.742 metres;

THENCE South 18 degrees, 56 minutes, 38 seconds East, 312.607 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Lot 2ABC contains an area of 19.263 hectares, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SCHEDULE "A-1"

Phase 1

All that lot, piece or parcel of land situate, lying and being to the West of Old Trunk 1, in the County of Annapolis and the Province of Nova Scotia, being designated as Phase 1 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-17, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Phase 1 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Old Trunk 1, on a Western boundary of PID 05091921, Crown Land, said marker being South 75 degrees, 48 minutes, 46 seconds West, 4,484.961 metres, GRID, from Nova Scotia High Precision Monument No. 215258;

THENCE South 18 degrees, 56 minutes, 38 seconds East, 33.390 metres, along the Western boundary of PID 05091921, to a survey marker, to the Northeastern corner of Parcel A, lands of Robwin Limited;

THENCE North 63 degrees, 00 minutes, 14 seconds West, 21.062 metres, along a Northern boundary of Parcel A, to a survey marker, being the Northwestern most corner of Parcel A;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 80.482 metres, along the Western boundary of Parcel A, to a survey marker;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 17.4 metres, more or less, along the Western boundary of Parcel A, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 896.7 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 72 degrees, 49 minutes, 00 seconds East, 30.5 metres, more or less, to a survey marker;

THENCE North 72 degrees, 49 minutes, 00 seconds East, 59.506 metres, to a survey marker;

THENCE North 45 degrees, 00 minutes, 55 seconds East, 56.494 metres, to a survey marker, on a Western boundary of Lot 300, lands of Paul G. Buxton;

THENCE South 18 degrees, 33 minutes, 51 seconds West, 13.402 metres, along a Western boundary of Lot 300, to a survey marker;

THENCE South 20 degrees, 46 minutes, 44 seconds East, 33.668 metres, along a Western boundary of Lot 300, to a survey marker;

THENCE South 03 degrees, 43 minutes, 33 seconds West, 4.490 metres, along a Western boundary of Lot 300, to a survey marker;

THENCE South 48 degrees, 34 minutes, 42 seconds East, 12.444 metres, along a Western boundary of Lot 300, to a survey marker;

THENCE South 66 degrees, 50 minutes, 04 seconds East, 4.060 metres, to a survey marker, being the Southwestern most corner of Lot 300;

THENCE North 23 degrees, 09 minutes, 56 seconds East, 6.096 metres, along a Southeastern boundary of Lot 300, lands of Paul Buxton, to a survey marker;

THENCE North 66 degrees, 50 minutes, 04 seconds West, 2.932 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE North 45 degrees, 04 minutes, 29 seconds West, 10.195 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE North 05 degrees, 40 minutes, 18 seconds East, 3.969 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE North 20 degrees, 46 minutes, 44 seconds West, 24.807 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE North 07 degrees, 19 minutes, 35 seconds East, 19.140 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE North 44 degrees, 18 minutes, 34 seconds West, 27.442 metres, along a Southwestern boundary of Lot 300, to a survey marker;

THENCE North 51 degrees, 23 minutes, 44 seconds West, 55.975 metres, along a Southwestern boundary of Lot 300, to a survey marker;

THENCE North 27 degrees, 18 minutes, 47 seconds East, 72.559 metres, along an Eastern boundary of Lot 300, to a survey marker;

THENCE Northeasterly, following a curve to the right, an arc distance of 32.215 metres, and having a radius of 326.539 metres, along an Eastern boundary of Lot 1-A, lands of Sebastian and Philipp Klebert, to a survey marker, a tie-line between the two aforementioned survey markers being North 32 degrees, 53 minutes, 46 seconds East, 32.201 metres;

THENCE South 68 degrees, 59 minutes, 44 seconds East, 157.370 metres, to a survey marker;

THENCE South 04 degrees, 39 minutes, 42 seconds East, 34.058 metres, to a survey marker;

THENCE South 48 degrees, 36 minutes, 11 seconds East, 25.225 metres, to a survey marker;

THENCE South 67 degrees, 29 minutes, 37 seconds East, 64.837 metres, to a survey marker;

THENCE South 05 degrees, 26 minutes, 46 seconds West, 34.354 metres, to a survey marker;

THENCE South 64 degrees, 11 minutes, 10 seconds East, 57.967 metres, to a survey marker;

THENCE South 72 degrees, 35 minutes, 31 seconds East, 64.696 metres, to a survey marker, on the Western boundary of PID 05091921;

THENCE South 18 degrees, 56 minutes, 38 seconds East, 41.093 metres, along the Western boundary of PID 05091921, to a survey marker;

THENCE South 37 degrees, 29 minutes, 55 seconds West, 91.833 metres, to a survey marker;

THENCE South 63 degrees, 29 minutes, 40 seconds East, 109.085 metres, to a survey marker, on the Western boundary of PID 05091921, said survey marker being the POINT OF BEGINNING.

SAVING AND EXCEPTING Phase 2 - Future Unit 18

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Old Trunk 1, represented by coordinate values N: 4,943,273.179, E:25,406,236.500;

THENCE North 89 degrees, 02 minutes, 59 seconds West, 57.824 metres, to a survey marker;

THENCE North 29 degrees, 22 minutes, 46 seconds West, 13.838 metres, to a survey marker;

THENCE North 66 degrees, 01 minutes, 27 seconds East, 22.653 metres, to a survey marker;

THENCE North 88 degrees, 45 minutes, 15 seconds East, 37.045 metres, to a survey marker;

THENCE South 16 degrees, 36 minutes, 37 seconds East, 24.030 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Future Unit 18 contains an area of 1,206.6 square metres, more or less.

SAVING AND EXCEPTING Phase 2 - Future Unit 20

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Old Trunk 1, represented by coordinate values N: 4,943,275.413, E:25,406,373.660;

THENCE North 57 degrees, 01 minutes, 42 seconds West, 42.884 metres, to a survey marker;

THENCE North 51 degrees, 47 minutes, 45 seconds West, 43.413 metres, to a survey marker;

THENCE North 15 degrees, 36 minutes, 58 seconds East, 44.199 metres, to a survey marker;

THENCE Southeasterly, following a curve to the right, an arc distance of 28.891 metres, and having a radius of 31.112 metres, to a survey marker, a tie-line between the two aforementioned survey markers being South 70 degrees, 01 minutes, 34 seconds East, 27.864 metres;

THENCE South 43 degrees, 25 minutes, 26 seconds East, 23.244 metres, to a survey marker;

THENCE South 49 degrees, 24 minutes, 02 seconds East, 44.367 metres, to a survey marker;

THENCE South 25 degrees, 13 minutes, 33 seconds West, 41.435 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Future Unit 20 contains an area of 4,155.9 square metres, more or less.

SAVING AND EXCEPTING Phase 2 - Future Unit 21

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Old Trunk 1, represented by coordinate values N: 4,943,368.430, E:25,406,287.410;

THENCE South 71 degrees, 12 minutes, 33 seconds West, 32.391 metres, to a survey marker;

THENCE North 50 degrees, 02 minutes, 58 seconds West, 34.692 metres, to a survey marker;

THENCE North 47 degrees, 26 minutes, 42 seconds East, 25.725 metres, to a survey marker;

THENCE South 63 degrees, 32 minutes, 29 seconds East, 32.818 metres, to a survey marker;

THENCE South 31 degrees, 25 minutes, 03 seconds East, 17.130 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Future Unit 21 contains an area of 1,240.1 square metres, more or less.

Phase 1 contains an area of 12.064 hectares, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SCHEDULE "A-2"

Unit 1

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 1 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 1 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,165.099, E: 25,406,442.324;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 40.061 metres, to a survey marker;

THENCE South 36 degrees, 36 minutes, 11 seconds West, 17.4 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwest, following the various courses of Bear River, 38.3 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 13.3 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 69 degrees, 51 minutes, 01 seconds West, 39.177 metres;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 67.972 metres, to a survey marker;

THENCE South 58 degrees, 09 minutes, 11 seconds East, 15.161 metres, to a survey marker;

THENCE South 14 degrees, 37 minutes, 11 seconds East, 28.857 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 1 contains an area of 2,737.0 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-3"

Unit 2

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 2 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 2 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,201.021, E: 25,406,422.162;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 67.972 metres, to a survey marker;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 13.3 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwest, following the various courses of Bear River, 36.6 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 14.0 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 68 degrees, 48 minutes, 21 seconds West, 36.289 metres;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 76.738 metres, to a survey marker;

THENCE South 54 degrees, 49 minutes, 56 seconds East, 34.997 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 2 contains an area of 2,995.1 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-4"

Unit 3

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 3 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 3 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,221.179, E: 25,406,393.553;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 76.738 metres, to a survey marker;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 14.0 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwest, following the various courses of Bear River, 39.0 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 13.3 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 74 degrees, 20 minutes, 01 seconds West, 38.573 metres;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 84.804 metres, to a survey marker;

THENCE South 62 degrees, 24 minutes, 51 seconds East, 36.479 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 3 contains an area of 3,463.9 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-5"

Unit 4

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 4 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 4 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,185.268, E: 25,406,311.980;

THENCE South 36 degrees, 35 minutes, 35 seconds West, 22.388 metres, to a survey marker;

THENCE South 36 degrees, 35 minutes, 35 seconds West, 12.2 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwest, following the various courses of Bear River, 38.6 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 36 degrees, 35 minutes, 35 seconds East, 3.1 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being South 82 degrees, 27 minutes, 49 seconds West, 41.722 metres;

THENCE North 36 degrees, 35 minutes, 35 seconds East, 54.543 metres, to a survey marker;

THENCE South 53 degrees, 24 minutes, 25 seconds East, 29.956 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 4 contains an area of 1,455.5 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-6"

Unit 5

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 5 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 5 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,238.071, E: 25,406,361.221;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 84.804 metres, to a survey marker;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 13.3 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwest, following the various courses of Bear River, 11.5 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 36 degrees, 35 minutes, 35 seconds East, 12.2 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being South 77 degrees, 30 minutes, 33 seconds West, 12.300 metres;

THENCE North 36 degrees, 35 minutes, 35 seconds East, 22.388 metres, to a survey marker;

THENCE North 53 degrees, 24 minutes, 25 seconds West, 29.956 metres, to a survey marker;

THENCE North 36 degrees, 35 minutes, 35 seconds East, 65.697 metres, to a survey marker;

THENCE South 62 degrees, 24 minutes, 51 seconds East, 38.483 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 5 contains an area of 2,855.6 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-7"

Unit 6

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 6 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 6 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,255.891, E: 25,406,327.114;

THENCE South 36 degrees, 35 minutes, 35 seconds West, 73.688 metres, to a survey marker;

THENCE North 36 degrees, 26 minutes, 13 seconds West, 35.285 metres, to a survey marker;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 58.040 metres, to a survey marker;

THENCE South 62 degrees, 24 minutes, 51 seconds East, 34.167 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 6 contains an area of 2,222.8 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-8"

Unit 7

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 7 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 7 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the South of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,271.714, E: 25,406,296.829;

THENCE South 36 degrees, 35 minutes, 34 seconds West, 58.040 metres, to a survey marker;

THENCE North 19 degrees, 23 minutes, 36 seconds West, 45.399 metres, to a survey marker;

THENCE North 36 degrees, 35 minutes, 34 seconds East, 26.679 metres, to a survey marker;

THENCE South 62 degrees, 24 minutes, 51 seconds East, 38.104 metres, to a survey marker, said marker being the POINT OF BEGINNING.

Unit 7 contains an area of 1,594.1 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-9"

Unit 8

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 8 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 8 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,256.357, E: 25,406,129.936;

THENCE South 19 degrees, 51 minutes, 32 seconds East, 76.855 metres, to a survey marker;

THENCE South 73 degrees, 17 minutes, 35 seconds West, 32.682 metres, to a survey marker;

THENCE South 73 degrees, 17 minutes, 35 seconds West, 13.9 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Southwesterly, following the various courses of Bear River, 12.2 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 07 degrees, 21 minutes, 38 seconds East, 5.8 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 83 degrees, 49 minutes, 34 seconds West, 24.866 metres;

THENCE North 07 degrees, 21 minutes, 38 seconds East, 67.614 metres, to a survey marker;

THENCE North 60 degrees, 39 minutes, 28 seconds East, 24.384 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 8 contains an area of 3,037.6 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-10"

Unit 9

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 9 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 9 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,244.408, E: 25,406,108.680;

THENCE South 17 degrees, 21 minutes, 38 seconds East, 67.614 metres, to a survey marker;

THENCE South 17 degrees, 21 minutes, 38 seconds East, 5.8 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 62.6 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 45 degrees, 22 minutes, 54 seconds East, 35.0 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 31 degrees, 53 minutes, 14 seconds West, 55.274 metres;

THENCE North 45 degrees, 22 minutes, 54 seconds East, 22.835 metres, to a survey marker;

THENCE South 79 degrees, 17 minutes, 59 seconds East, 21.988 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 9 contains an area of 2,681.6 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-11"

Unit 10

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 10 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 10 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,273.845, E: 25,406,109.557;

THENCE South 24 degrees, 27 minutes, 55 seconds East, 20.153 metres, to a survey marker;

THENCE South 78 degrees, 55 minutes, 13 seconds West, 24.753 metres, to a survey marker;

THENCE South 68 degrees, 48 minutes, 37 seconds West, 9.254 metres, to a survey marker;

THENCE South 16 degrees, 27 minutes, 43 seconds East, 7.376 metres, to a survey marker;

THENCE South 45 degrees, 22 minutes, 54 seconds West, 22.835 metres, to a survey marker;

THENCE South 45 degrees, 22 minutes, 54 seconds East, 35.0 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 62.8 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 78 degrees, 59 minutes, 07 seconds East, 45.6 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 07 degrees, 12 minutes, 38 seconds West, 41.335 metres;

THENCE North 78 degrees, 59 minutes, 07 seconds East, 44.750 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 10 contains an area of 3,324.3 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-12"

Unit 11

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 11 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 11 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,290.304, E: 25,406,132.927;

THENCE North 33 degrees, 53 minutes, 38 seconds East, 24.441 metres, to a survey marker;

THENCE South 70 degrees, 29 minutes, 00 seconds East, 24.567 metres, to a survey marker;

THENCE South 80 degrees, 25 minutes, 43 seconds East, 14.606 metres, to a survey marker;

THENCE South 56 degrees, 45 minutes, 48 seconds West, 51.691 metres, to a survey marker;

THENCE North 23 degrees, 03 minutes, 43 seconds East, 20.302 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 11 contains an area of 938.9 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-13"

Unit 12

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 12 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 12 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,290.304, E: 25,406,132.927;

THENCE South 54 degrees, 50 minutes, 37 seconds West, 28.584 metres, to a survey marker;

THENCE North 21 degrees, 02 minutes, 20 seconds West, 35.747 metres, to a survey marker;

THENCE North 59 degrees, 02 minutes, 10 seconds East, 18.336 metres, to a survey marker;

THENCE North 68 degrees, 00 minutes, 27 seconds East, 17.450 metres, to a survey marker;

THENCE South 54 degrees, 55 minutes, 59 seconds East, 21.906 metres, to a survey marker;

THENCE South 33 degrees, 53 minutes, 38 seconds West, 24.441 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 12 contains an area of 1,346.8 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-14"

Unit 13

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 13 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 13 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,273.845, E: 25,406,109.557;

THENCE South 78 degrees, 59 minutes, 07 seconds West, 44.750 metres, to a survey marker;

THENCE South 78 degrees, 59 minutes, 07 seconds West, 45.6 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 16.6 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 67 degrees, 02 minutes, 40 seconds East, 45.7 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 15 degrees, 25 minutes, 59 seconds West, 26.080 metres;

THENCE North 67 degrees, 02 minutes, 40 seconds East, 13.177 metres, to a survey marker;

THENCE South 21 degrees, 52 minutes, 28 seconds East, 7.034 metres, to a survey marker;

THENCE North 52 degrees, 01 minutes, 58 seconds East, 29.526 metres, to a survey marker;

THENCE South 21 degrees, 02 minutes, 20 seconds East, 35.747 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 13 contains an area of 2,189.3 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-15"

Unit 14

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 14 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 14 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,351.123, E: 25,406,111.048;

THENCE South 21 degrees, 03 minutes, 43 seconds East, 27.078 metres, to a survey marker;

THENCE South 58 degrees, 46 minutes, 35 seconds West, 58.418 metres, to a survey marker;

THENCE South 67 degrees, 02 minutes, 40 seconds West, 13.177 metres, to a survey marker;

THENCE South 67 degrees, 02 minutes, 40 seconds West, 45.7 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 37.5 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 75 degrees, 40 minutes, 31 seconds East, 53.9 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 00 degrees, 31 minutes, 07 seconds East, 31.652 metres;

THENCE North 75 degrees, 40 minutes, 31 seconds East, 25.373 metres, to a survey marker;

THENCE North 30 degrees, 33 minutes, 14 seconds East, 11.515 metres, to a survey marker;

THENCE North 59 degrees, 18 minutes, 04 seconds East, 25.158 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 14 contains an area of 3,375.3 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-16"

Unit 15

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 15 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 15 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,351.123, E: 25,406,111.048;

THENCE South 59 degrees, 18 minutes, 04 seconds West, 25.158 metres, to a survey marker;

THENCE South 30 degrees, 33 minutes, 14 seconds West, 11.515 metres, to a survey marker;

THENCE South 75 degrees, 40 minutes, 31 seconds West, 25.373 metres, to a survey marker;

THENCE South 75 degrees, 40 minutes, 31 seconds West, 53.9 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE Northwesterly, following the various courses of Bear River, 52.8 metres, more or less, to a point on the ordinary high water mark of Bear River;

THENCE North 72 degrees, 49 minutes, 00 seconds East, 30.5 metres, more or less, to a survey marker, a tie-line between the two aforementioned survey markers being North 38 degrees, 47 minutes, 51 seconds West, 59.623 metres;

THENCE North 72 degrees, 49 minutes, 00 seconds East, 59.506 metres, to a survey marker;

THENCE North 30 degrees, 33 minutes, 14 seconds East, 11.515 metres, to a survey marker;

THENCE South 52 degrees, 58 minutes, 51 seconds East, 19.696 metres, to a survey marker;

THENCE South 55 degrees, 08 minutes, 08 seconds East, 10.787 metres, to a survey marker;

THENCE South 25 degrees, 13 minutes, 27 seconds East, 18.776 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 15 contains an area of 5,551.3 square metres, more or less.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping

servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-17"

Unit 16

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 16 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 16 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,368.108, E: 25,406,103.047;

THENCE North 55 degrees, 08 minutes, 08 seconds West, 10.787 metres, to a survey marker;

THENCE North 52 degrees, 58 minutes, 51 seconds West, 19.696 metres, to a survey marker;

THENCE North 45 degrees, 00 minutes, 55 seconds East, 56.494 metres, to a survey marker;

THENCE South 18 degrees, 33 minutes, 51 seconds West, 13.402 metres, to a survey marker;

THENCE South 20 degrees, 46 minutes, 44 seconds East, 33.668 metres, to a survey marker;

THENCE South 03 degrees, 43 minutes, 33 seconds West, 4.490 metres, to a survey marker;

THENCE South 67 degrees, 47 minutes, 04 seconds West, 24.592 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 16 contains an area of 1,323.8 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-18"

Unit 17

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 17 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 17 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,346.959, E: 25,406,241.093;

THENCE North 60 degrees, 00 minutes, 43 seconds West, 14.484 metres, to a survey marker;

THENCE Northwesterly, following a curve to the left, an arc distance of 28.436 metres, and having a radius of 31.913 metres, to a survey marker, a tie-line between the two aforementioned markers being North 85 degrees, 32 minutes, 19 seconds West, 27.505 metres;

THENCE South 68 degrees, 56 minutes, 06 seconds West, 73.213 metres, to a survey marker;

THENCE Northwesterly, following a curve to the left, an arc distance of 7.182 metres, and having a radius of 4.810 metres, to a survey marker, a tie-line between the two aforementioned survey markers being North 68 degrees, 17 minutes, 36 seconds West, 6.533 metres;

THENCE North 25 degrees, 31 minutes, 19 seconds West, 18.771 metres, to a survey marker;

THENCE Northeasterly, following a curve to the right, an arc distance of 19.930 metres, and having a radius of 13.709 metres, to a survey marker, a tie-line between the two aforementioned survey markers being North 16 degrees, 07 minutes, 38 seconds East, 18.220 metres;

THENCE North 57 degrees, 46 minutes, 35 seconds East, 9.676 metres, to a survey marker;

THENCE South 48 degrees, 34 minutes, 42 seconds East, 4.333 metres, to a survey marker;

THENCE South 66 degrees, 50 minutes, 04 seconds East, 4.060 metres, to a survey marker;

THENCE North 23 degrees, 09 minutes, 56 seconds East, 6.096 metres, to a survey marker;

THENCE North 66 degrees, 50 minutes, 04 seconds West, 2.932 metres, to a survey marker;

THENCE North 78 degrees, 18 minutes, 15 seconds East, 44.824 metres, to a survey marker;

THENCE Southeasterly, following a curve to the right, an arc distance of 55.244 metres, and having a radius of 46.022 metres, to a survey marker, a tie-line between the two aforementioned survey markers being South 67 degrees, 18 minutes, 27 seconds East, 51.986 metres;

THENCE South 32 degrees, 55 minutes, 10 seconds East, 19.644 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 17 contains an area of 3,548.2 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

SCHEDULE "A-19"

Unit 18

All that unit, piece or parcel of land situate, lying and being to the South of Colonial Arms Drive, in the County of Annapolis and the Province of Nova Scotia, being designated as Unit 18 on a Plan of Survey of Bare Land Condominium Development, Phase 1, Units 1-18, Inclusive, and Common Area, lands of Paul G. Buxton, prepared by Able Engineering Services Inc., signed by Dylan M. Mossman, Nova Scotia Land Surveyor, Unit 18 being more particularly described as follows:

BEGINNING at a survey marker (an iron bar with identification cap), to the West of Colonial Arms Drive, said marker being represented by coordinate values N: 4,943,273.845, E: 25,406,109.557;

THENCE North 54 degrees, 50 minutes, 37 seconds East, 28.584 metres, to a survey marker;

THENCE South 23 degrees, 03 minutes, 43 seconds East, 20.302 metres, to a survey marker;

THENCE South 54 degrees, 56 minutes, 31 seconds West, 28.069 metres, to a survey marker;

THENCE North 24 degrees, 27 minutes, 55 seconds West, 20.153 metres, to a survey marker, said survey marker being the POINT OF BEGINNING.

Unit 18 contains an area of 561.7 square metres.

BEARINGS shown are Nova Scotia Grid, 3 Degree Modified Transverse Mercator Projection, Zone 5, Central Meridian 64 Degrees, 30 Minutes West Longitude. NAD83 (CSRS), Epoch 2010.0.

SUBJECT however to an easement in favour of the Condominium Corporation in accordance with Section 29(1) of the Condominium Act for the purpose of maintaining the common elements excluded from the units. These exclusions include such pipes, valves, wires, cables, conduits, pumps, wells, public utility lines and other horizontal or vertical service facilities which are used for the distribution of power, water, drainage, and other services between or to the units, including any water or wastewater laterals existing at the time of registration of the property under the Act. However, the septic tank and all piping servicing the septic system, installed after acceptance of the property for registration, are part of the unit, to the point of connection to any existing water or wastewater lateral.

Schedule "B"

CONSENT

His Majesty the King in right of the Province of Nova Scotia, as represented by the Minister of Natural Resources and Renewables, hereby consents, pursuant to clause 11(1)(b)(iii) of the Condominium Act, R.S.N.S. 1989, c.85, to the registration of the declaration for ACCC # 4 and whose land (being presently identified PID 05091921) is subject to an easement registered under the Land Registration Act in favour of the lands described in Schedule "A" attached to this Declaration.

TYPE OF INTEREST	REGISTERED OWNER OF SERVIENT PID
Easement/Right of Way/ Burden (PID 05091921)	His Majesty The King in right of the Province of Nova Scotia

DATED at Halifax, this 15th day of May, 2024.

IN WITNESS WHEREOF the said Minister of Lands and Forestry has executed this Indenture the day and year first above written.

EXECUTED in the presence of:

Witness

HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF NOVA SCOTIA

[seal]

Honourable Tory Rushton
Minister of Natural Resources
and Renewables

Schedule "B"

CONSENT OF ENCUMBRANCERS

The undersigned, being all persons having registered encumbrances against the land or interest appurtenant to the land described in Schedule "A" attached to this Declaration, hereby acknowledge having read the Declaration and consent to the registration of this Declaration.

TYPE OF ENCUMBRANCE	ENCUMBRANCER
Easement/Right of Way (PID #05054960)	Nova Scotia Power Incorporated

DATED at 9:50AM, this 23rd day of April, 2024.

IN WITNESS WHEREOF the party hereto has executed this document, duly attested to by the signature of its properly authorized officer the day and year first above written.

NOVA SCOTIA POWER INCORPORATED

PER: _____

Schedule "B"

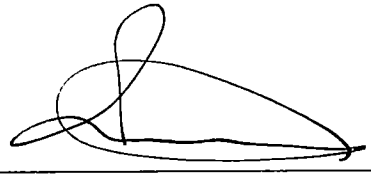
CONSENT OF ENCUMBRANCERS

The undersigned, being all persons having registered encumbrances against the land or interest appurtenant to the land described in Schedule "A" attached to this Declaration, hereby acknowledge having read the Declaration and consent to the registration of this Declaration.

TYPE OF ENCUMBRANCE	ENCUMBRANCER
Easement/Right of Way (PID #05054960) (PID #05312988)	Paul G. Buxton

DATED at HALIFAX, N.S. , this 14th day of MAY , A.D., 2024.

IN WITNESS WHEREOF the parties hereto have signed these presents on the day and year first above written.



Paul G. Buxton

Schedule "C"

Phase I

UNIT #	% of Common Elements	% of Common Expenses	% of Voting Rights
1	5.556	5.556	5.556
2	5.556	5.556	5.556
3	5.556	5.556	5.556
4	5.556	5.556	5.556
5	5.556	5.556	5.556
6	5.556	5.556	5.556
7	5.556	5.556	5.556
8	5.556	5.556	5.556
9	5.556	5.556	5.556
10	5.556	5.556	5.556
11	5.556	5.556	5.556
12	5.556	5.556	5.556
13	5.556	5.556	5.556
14	5.556	5.556	5.556
15	5.556	5.556	5.556
16	5.556	5.556	5.556
17	5.556	5.556	5.556
18	5.548	5.548	5.548
TOTAL: 18 UNITS	100.00	100.00	100.00

Schedule "C" (continued)

Phase I and II

UNIT #	% of Common Elements	% of Common Expenses	% of Voting Rights
1	3.448	3.448	3.448
2	3.448	3.448	3.448
3	3.448	3.448	3.448
4	3.448	3.448	3.448
5	3.448	3.448	3.448
6	3.448	3.448	3.448
7	3.448	3.448	3.448
8	3.448	3.448	3.448
9	3.448	3.448	3.448
10	3.448	3.448	3.448
11	3.448	3.448	3.448
12	3.448	3.448	3.448
13	3.448	3.448	3.448
14	3.448	3.448	3.448
15	3.448	3.448	3.448
16	3.448	3.448	3.448
17	3.448	3.448	3.448
18	3.448	3.448	3.448

Schedule "C" (continued)

19	3.448	3.448	3.448
20	3.448	3.448	3.448
21	3.448	3.448	3.448
22	3.448	3.448	3.448
23	3.448	3.448	3.448
24	3.448	3.448	3.448
25	3.448	3.448	3.448
26	3.448	3.448	3.448
27	3.448	3.448	3.448
28	3.448	3.448	3.448
29	3.456	3.456	3.456
TOTAL: 29 UNITS	100.00	100.00	100.00

Schedule "C" (continued)

Phase I, II and III

UNIT #	% of Common Elements	% of Common Expenses	% of Voting Rights
1	3.226	3.226	3.226
2	3.226	3.226	3.226
3	3.226	3.226	3.226
4	3.226	3.226	3.226
5	3.226	3.226	3.226
6	3.226	3.226	3.226
7	3.226	3.226	3.226
8	3.226	3.226	3.226
9	3.226	3.226	3.226
10	3.226	3.226	3.226
11	3.226	3.226	3.226
12	3.226	3.226	3.226
13	3.226	3.226	3.226
14	3.226	3.226	3.226
15	3.226	3.226	3.226
16	3.226	3.226	3.226
17	3.226	3.226	3.226
18	3.226	3.226	3.226

Schedule "C" (continued)

19	3.226	3.226	3.226
20	3.226	3.226	3.226
21	3.226	3.226	3.226
22	3.226	3.226	3.226
23	3.226	3.226	3.226
24	3.226	3.226	3.226
25	3.226	3.226	3.226
26	3.226	3.226	3.226
27	3.226	3.226	3.226
28	3.226	3.226	3.226
29	3.226	3.226	3.226
30	3.226	3.226	3.226
31	3.220	3.220	3.220
TOTAL: 31 UNITS	100.00	100.00	100.00

Schedule "C" (continued)

Phase I, II, III and IV

UNIT #	% of Common Elements	% of Common Expenses	% of Voting Rights
1	3.030	3.030	3.030
2	3.030	3.030	3.030
3	3.030	3.030	3.030
4	3.030	3.030	3.030
5	3.030	3.030	3.030
6	3.030	3.030	3.030
7	3.030	3.030	3.030
8	3.030	3.030	3.030
9	3.030	3.030	3.030
10	3.030	3.030	3.030
11	3.030	3.030	3.030
12	3.030	3.030	3.030
13	3.030	3.030	3.030
14	3.030	3.030	3.030
15	3.030	3.030	3.030
16	3.030	3.030	3.030
17	3.030	3.030	3.030
18	3.030	3.030	3.030

Schedule "C" (continued)

19	3.030	3.030	3.030
20	3.030	3.030	3.030
21	3.030	3.030	3.030
22	3.030	3.030	3.030
23	3.030	3.030	3.030
24	3.030	3.030	3.030
25	3.030	3.030	3.030
26	3.030	3.030	3.030
27	3.030	3.030	3.030
28	3.030	3.030	3.030
29	3.030	3.030	3.030
30	3.030	3.030	3.030
31	3.030	3.030	3.030
32	3.030	3.030	3.030
33	3.040	3.040	3.040
TOTAL: 33 UNITS	100.00	100.00	100.00

Schedule "C" (continued)

Phase I, II, III, IV and V

UNIT #	% of Common Elements	% of Common Expenses	% of Voting Rights
1	2.273	2.273	2.273
2	2.273	2.273	2.273
3	2.273	2.273	2.273
4	2.273	2.273	2.273
5	2.273	2.273	2.273
6	2.273	2.273	2.273
7	2.273	2.273	2.273
8	2.273	2.273	2.273
9	2.273	2.273	2.273
10	2.273	2.273	2.273
11	2.273	2.273	2.273
12	2.273	2.273	2.273
13	2.273	2.273	2.273
14	2.273	2.273	2.273
15	2.273	2.273	2.273
16	2.273	2.273	2.273
17	2.273	2.273	2.273
18	2.273	2.273	2.273

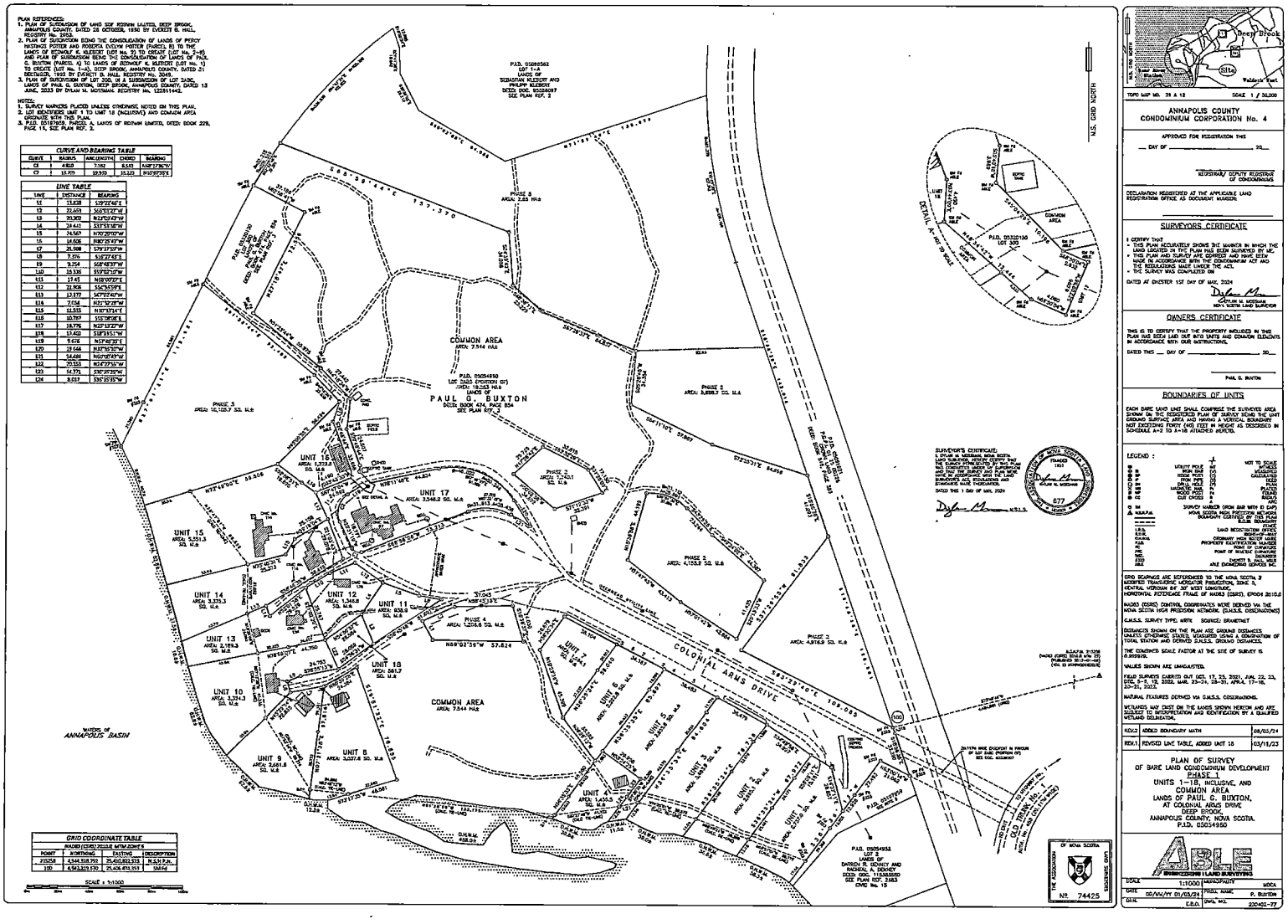
Schedule "C" (continued)

19	2.273	2.273	2.273
20	2.273	2.273	2.273
21	2.273	2.273	2.273
22	2.273	2.273	2.273
23	2.273	2.273	2.273
24	2.273	2.273	2.273
25	2.273	2.273	2.273
26	2.273	2.273	2.273
27	2.273	2.273	2.273
28	2.273	2.273	2.273
29	2.273	2.273	2.273
30	2.273	2.273	2.273
31	2.273	2.273	2.273
32	2.273	2.273	2.273
33	2.273	2.273	2.273
34	2.273	2.273	2.273
35	2.273	2.273	2.273
36	2.273	2.273	2.273
37	2.273	2.273	2.273
38	2.273	2.273	2.273
39	2.273	2.273	2.273

Schedule "C" (continued)

40	2.273	2.273	2.273
41	2.273	2.273	2.273
42	2.273	2.273	2.273
43	2.273	2.273	2.273
44	2.261	2.261	2.261
TOTAL: 44 UNITS	100.00	100.00	100.00

Schedule "D"



ANNAPOLIS COUNTY
CONDOMINIUM CORPORATION No. 4

APPROVED FOR REGISTRATION THIS
___ DAY OF _____, 20__.
REGISTRAR/ DEPUTY REGISTRAR OF CONDOMINIUMS

DECLARATION REGISTERED AT THE APPLICABLE LAND REGISTRATION OFFICE AS DOCUMENT NUMBER _____

SURVEYORS CERTIFICATE

I CERTIFY THAT
- THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LAND LOCATED IN THE PLAN HAS BEEN SURVEYED BY ME.
- THIS PLAN AND SURVEY ARE CORRECT AND HAVE BEEN MADE IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE REGULATIONS MADE UNDER THE ACT.
- THE SURVEY WAS COMPLETED ON

DATED AT CHESTER 1ST DAY OF MAY, 2024

DYLAN M. MCDERMAID
NOVA SCOTIA LAND SURVEYOR

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THIS ___ DAY OF _____, 20__.

PAUL G. BUXTON

BOUNDARIES OF UNITS

EACH BARE LAND UNIT SHALL COMPRISE THE SURVEYED AREA SHOWN ON THE REGISTERED PLAN OF SURVEY BEING THE UNIT GROUND SURFACE AREA AND HAVING A VERTICAL BOUNDARY NOT EXISTING FORTY (40) FEET IN HEIGHT AS DESCRIBED IN SCHEDULE A-2 TO A-18 ATTACHED HERETO.

LEGEND :

⊙	UTILITY POLE	⊕	NOT TO SCALE
⊙	SIGN POST	⊕	MEASURED
⊙	IRON PIPE	⊕	CALCULATED
⊙	IRON PIN	⊕	RECORD
⊙	MONUMENT	⊕	PLAN
⊙	MONUMENT FOUND	⊕	POINT
⊙	CATCH BASIN	⊕	ROAD
⊙	GUY ANCHOR	⊕	ARC
⊙	SURVEY MARKER (IRON BAR WITH ID CAP)		
⊙	NOVA SCOTIA MTM PROJECTION NETWORK STATION (NSHP)		
⊙	BOUNDARY CORNER MARKER		
	FENCE		
	LAND REGISTRATION OFFICE		
	WATER LOT		
	ORDINARY HIGH WATER MARK		
	PROPERTY ELEVATION MARKER		
	POINT OF COMMENCEMENT		
	POINT OF BEGINNING		
	BEARINGS		
	DISTANCES		

GRID BEARINGS ARE REFERENCED TO THE NOVA SCOTIA 3 MODIFIED TRANSVERSE MERCATOR PROJECTION, ZONE 5, CENTRAL MERIDIAN 64° 30' WEST LONGITUDE, HORIZONTAL REFERENCE FRAME OF NAD83 (CSRS), EPOCH 2010.0

NAD83 (CSRS) CONTROL COORDINATES WERE DERIVED VIA THE NOVA SCOTIA HIGH PRECISION NETWORK (N.S.H.P.N. SOLUTIONS)

C.M.S.S. SURVEY TYPE: MTM SOURCE: GRANDTMET

DISTANCES SHOWN ON THE PLAN ARE GROUND DISTANCES. UNLESS OTHERWISE STATED, MEASURED USING A COMBINATION OF TOTAL STATION AND DERIVED D.M.S.S. GROUND DISTANCES.

THE COMBINED SCALE FACTOR AT THE SITE OF SURVEY IS 0.999976.

VALUES SHOWN ARE UNADJUSTED.

FIELD SURVEY EVENTS OUT (DEC. 17, 23, 2021, JAN. 22, 23, DEC. 5, 13, 2022, MAR. 23-24, 28-31, APRIL 17-18, 20-21, 2023.

NATURAL FEATURES DEFINED VIA C.M.S.S. OBSERVATIONS.

WETLANDS MAY EXIST ON THE LANDS SHOWN HEREON AND ARE SUBJECT TO INTERPRETATION AND IDENTIFICATION BY A QUALIFIED WETLAND SOLICITOR.

REV.2	ADDED BOUNDARY MATH	08/02/24
REV.1	REVISED UNIT TABLE, ADDED UNIT 18	03/11/23

PLAN OF SURVEY
OF BARE LAND CONDOMINIUM DEVELOPMENT
PHASE 1
UNITS 1-18, INCLUSIVE, AND
COMMON AREA
LANDS OF PAUL G. BUXTON,
AT COLONIAL ARMS DRIVE
DEEP BROOK,
ANNAPOLIS COUNTY, NOVA SCOTIA.
P.I.D. 05054950

ABLE
ENGINEERING LAND SURVEYING

SCALE	1:1000	MUNICIPALITY	MODA
DATE	00/MM/YY 01/03/24	DRAWN NAME	P. BUXTON
D.W.G.		E.D.O. DWG. NO.	230402-77

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
No. 74425

SCHEDULE "E"

THIS GRANT OF EASEMENT made this day of , 2024.

BETWEEN:

ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NO. 4, a body corporate

(hereinafter called "ACCC #4")

OF THE ONE PART

- and -

PAUL G. BUXTON

(hereinafter called "Buxton")

OF THE OTHER PART

WHEREAS ACCC #4 is the Condominium Corporation for the land included in Phase I of ACCC #4, more particularly described in Schedule "B" attached hereto;

AND WHEREAS Buxton is the owner of all Condominium units contained in ACCC #4 and consents to the granting of this easement;

AND WHEREAS Buxton is also the owner of the lands identified as PID #05054960 more particularly described in Schedule "A" attached hereto;

AND WHEREAS ACCC #4 is granting various easements to Buxton over the lands of Phase I as described in the legal description attached hereto as Schedule "B";

AND WHEREAS access to ACCC #4's property is over the property of Buxton;

AND WHEREAS Buxton wishes to grant and ACCC #4 wishes to receive an easement over the access road located on the property of Buxton;

NOW WITNESSETH THAT in consideration of the sum of Ten Dollars ($10.00) now paid by Buxton to ACCC #4, receipt whereof is hereby acknowledged and of the mutual covenants and agreements contained herein, ACCC #4 and Buxton hereby grant, convey, release, assign and confirm unto each other, their successors and assigns the referenced easements over the lands described in Schedule "A" and "B" attached hereto, subject to the following:

1. The Grant of Easement shall enure to the benefit of Buxton, their successors and assigns;

2. The Grant of Easement shall enure to the benefit of ACCC #4, their successors and assigns;

3. Buxton reserves an easement and rights to enter, construct, maintain, inspect, alter and repair the roads of ACCC #4, including all appurtenances thereto on and under the lands described in Schedule "B" and further described in the Survey Plan for ACCC #4 prepared by William Ross, NSLS, and recorded as Document No. , and further reserves the right for the servants, agents, contractors and workmen of Buxton to enter with machinery, material, vehicles and equipment necessary for the use of the easement and to complete maintenance, repairs and improvements to the roads, all at Buxton's cost for future development of future phases;

4. Buxton further reserves the right to erect signage, to enter, to upgrade the road, side slopes and back slopes and for the purpose of having the right to ingress and egress through, over and on the roads of ACCC #4 for future development of future phases, all at Buxton's cost;

5. ACCC #4 has an easement and rights to enter and exit its property over the property of Buxton described in Schedule "A". Buxton shall maintain the access road to ensure safe unencumbered access to ACCC #4;

6. Buxton and ACCC #4 agree that Buxton shall have access to and usage of the access road and of service components (sewer and water) services that are contained on the units and/or common areas of ACCC #4 and/or on the lands of Buxton. Buxton shall pay an equal proportionate share of all repair, maintenance and replacement cost of this access and usage as set out in Schedule "C" of the Declaration for ACCC #4 for Units in Phase II, III, IV, V, VI and VII of ACCC #4.

7. **ARBITRATION:**

7.01 Except as otherwise provided in this Agreement, if any dispute arises with respect to the interpretation of this Agreement or any part thereof, the dispute shall be referred to arbitration;

7.02 Any arbitration shall be conducted by a single arbitrator agreed upon by the parties to the dispute. If the parties shall be unwilling or unable to agree upon an arbitrator within a period of thirty (30) days from the date of receipt of notice of the dispute, an arbitrator shall be appointed by a Justice of the Supreme Court of Nova Scotia upon application by any party to the dispute;

7.03 The award and determination of the arbitrator shall be final and binding upon the parties. A submission to arbitration pursuant to this paragraph shall be deemed made pursuant to the *Arbitration Act* (Nova Scotia);

7.04 The parties to the arbitration shall bear the costs and expenses of the arbitrator. Otherwise, each party to the dispute shall bear its own cost.

IN WITNESS WHEREOF ACCC #4 and Buxton have executed this Grant of Easement on the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of

) **ANNAPOLIS COUNTY CONDOMINIUM**
) **CORPORATION NO. 4**

) Per: _____
) **Paul G. Buxton**

_____
PAUL G. BUXTON

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

I CERTIFY that on this day of , 2024, **ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NO. 4**, one of the parties thereto caused the same to be executed in its name and on its behalf and at the same time caused its corporate seal to be thereunto affixed by its proper officers duly authorized in that behalf, in my presence.

A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

I CERTIFY that on this day of , 2024, **Paul G. Buxton**, one of the parties mentioned in the foregoing Indenture, signed and executed the said Indenture in my presence and I have signed as a witness to such execution.

A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
HALIFAX REGIONAL MUNICIPALITY)

AFFIDAVIT IN PROOF OF EXECUTION AND AS TO STATUS

I, **Paul G. Buxton,** make oath and say that:

1. I am the ?? in the foregoing instrument. I acknowledge that I executed this instrument under seal on the date of this affidavit. This acknowledgment is made pursuant to section 31 of the ***Registry Act***, R.S.N.S. 1989, c. 392 and pursuant to section 79 of the ***Land Registration Act***, for the purpose of registering this instrument.

2. I am nineteen years of age or older.

3. I am a resident of Canada within the meaning of the ***Income Tax Act*** (Canada).

4. For the purpose of this affidavit, "spouse" means:
   A. either of a man or woman who
      I. are married to each other;
      II. are married to each other by a marriage that is voidable and has not been voided by a declaration of nullity; or
      III. have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
   B. an individual who is a party to a registered domestic-partner declaration made in accordance with section 53 of the ***Vital Statistics Act*** but does not include a former domestic-partner.

5. As of the date hereof I am not a spouse. Neither do I have any other spouse or any former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act or any former spouse with the rights contemplated by the Matrimonial Property Act. OR

I CERTIFY that on this date the Deponent came before me, made oath and swore the foregoing affidavit.

Certified at Halifax, Nova Scotia
this of , 2024.

_____
A BARRISTER IN AND FOR THE
PROVINCE OF NOVA SCOTIA

_____
PAUL G. BUXTON

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

I, **Paul G. Buxton**, of , in the Province of Nova Scotia, make oath and say as follows:

1. That I am a Director of ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NO. 4, (the Corporation). Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. That the lands described in the within instrument are not occupied by any shareholder as a dwelling nor is any shareholder entitled to use the lands as a dwelling and the lands have never been so occupied while the lands have been owned by the Corporation.

3. That the Corporation is not a non-resident within the meaning of that term employed in Section 116 of the *Income Tax Act (Canada).*

4. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the day of , 2024. This acknowledgement is made for the purpose of registering such instrument pursuant to S. 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392 or ss. 79 and 83 of the *Land Registration Act* as the case may be.

5. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the corporation.

SWORN TO at Halifax, in the Halifax Regional Municipality, Province of Nova Scotia, this day of , 2024, before me:

_____
A Barrister of the Supreme Court of Nova Scotia

_____
PAUL G. BUXTON

SCHEDULE "A"

ANNAPOLIS COUNTY CONDOMINIUM
CORPORATION NUMBER 4

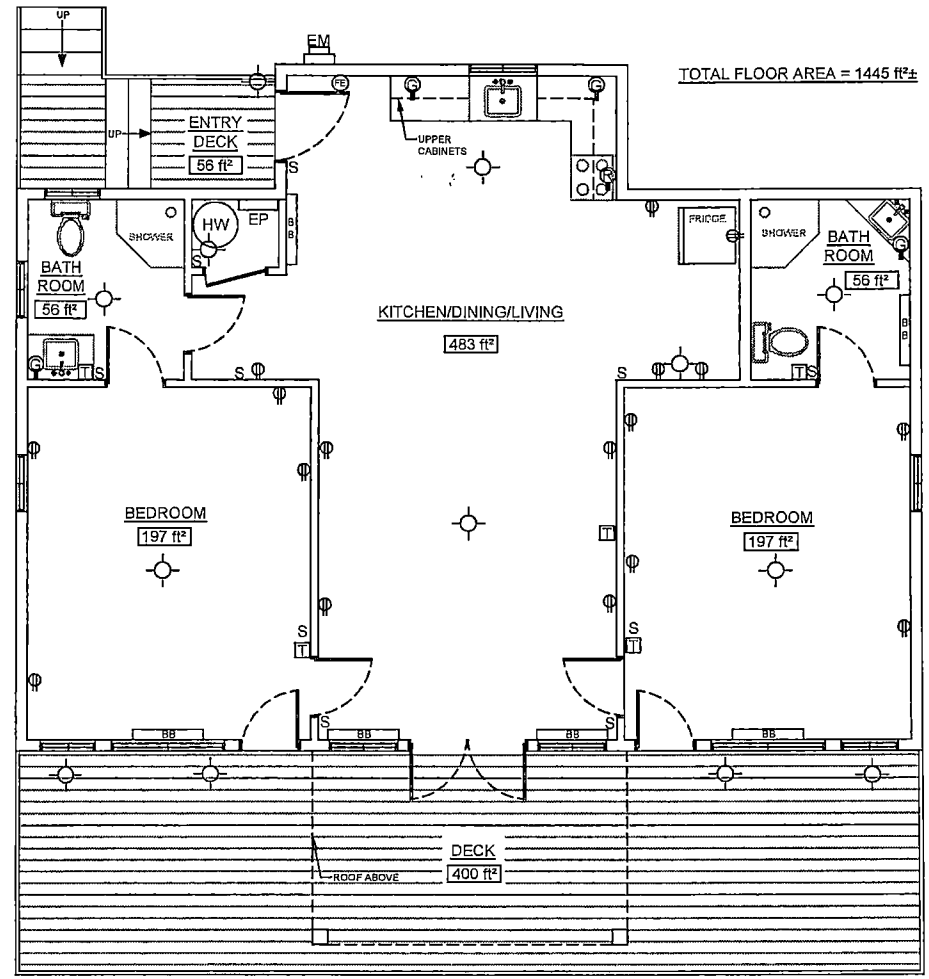
****

DECLARATION

****

COX & PALMER
Barristers & Solicitors
Nova Centre – South Tower
1500 – 1625 Grafton Street
Halifax, Nova Scotia
B3J 0E8

PER: Patrick I. Cassidy, K.C.
File No.: 10045270-00001/eh



REGISTERED PROFESSIONAL ENGINEER
DATE 2024/05/13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

A1/1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

NOTES:
THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THESE DRAWINGS ARE ISSUED SOLELY FOR REVIEW. ALL MEASUREMENTS ARE APPROXIMATE. ANY CONTRACTORS MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE CLIENT OF ANY VARIATION FROM SUPPLIED INFORMATION.THESE DRAWINGS ARE NOT TO BE SCALED. BIELINE DRAWING IS NOT LIABLE FOR ANY DEFICIENCIES, ERRORS OR OMISSIONS BY ANY PARTY WHATSOEVER.

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING

mm/dd/yyyy: 05/12/2024

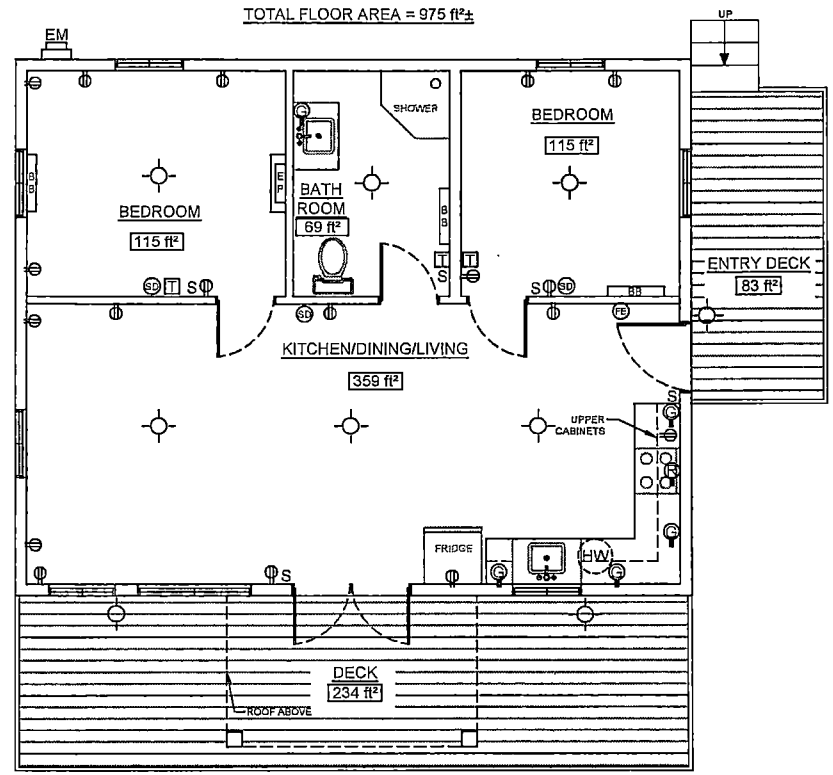
SHEET: A1

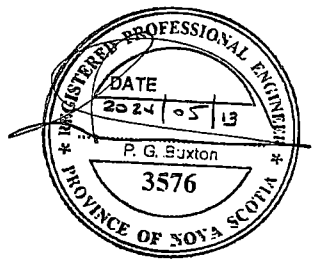
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
EAGLEVIEW COTTAGE: 132-1

SCALE: AS SHOWN

BIELINE DRAWING
TECHNICAL ILLUSTRATION





LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

A2/1 FLOOR PLAN

SCALE: ⅛" = 1'-0"

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING

mm/dd/yyyy: 05/12/2024

SHEET: A2

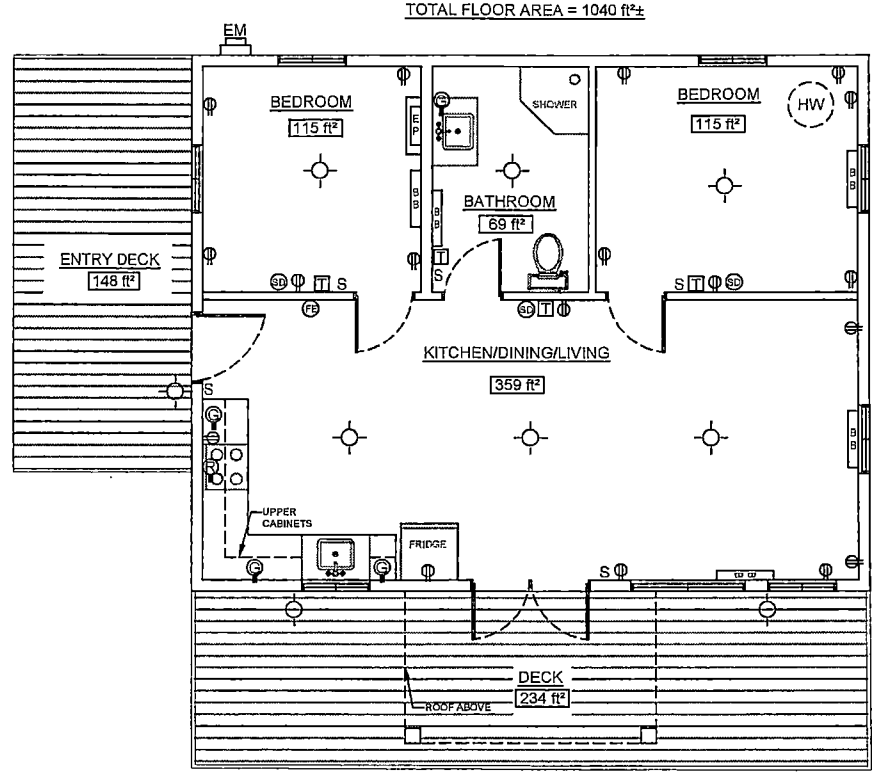
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RIVERVIEW 1
COTTAGE: 132-3

SCALE: AS SHOWN

BIELINE DRAWING
TECHNICAL ILLUSTRATION

TOTAL FLOOR AREA = 1040 ft²±



REGISTERED PROFESSIONAL ENGINEER
DATE 2024|05|13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS	
Ⓡ	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
-☼-	LUMINARY
Ⓖ	GROUND FAULT INTERRUPTER
⨁	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

A3/1 FLOOR PLAN

SCALE: ⅛" = 1'-0"

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING

mm/dd/yyyy: 05/12/2024

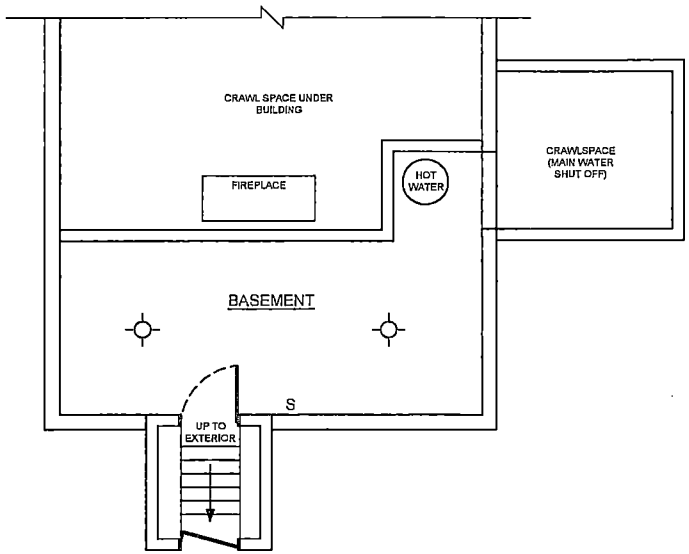
SHEET: A3

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RIVERVIEW 2
COTTAGE: 132-2

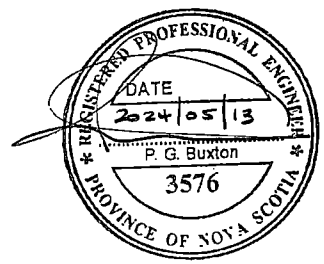
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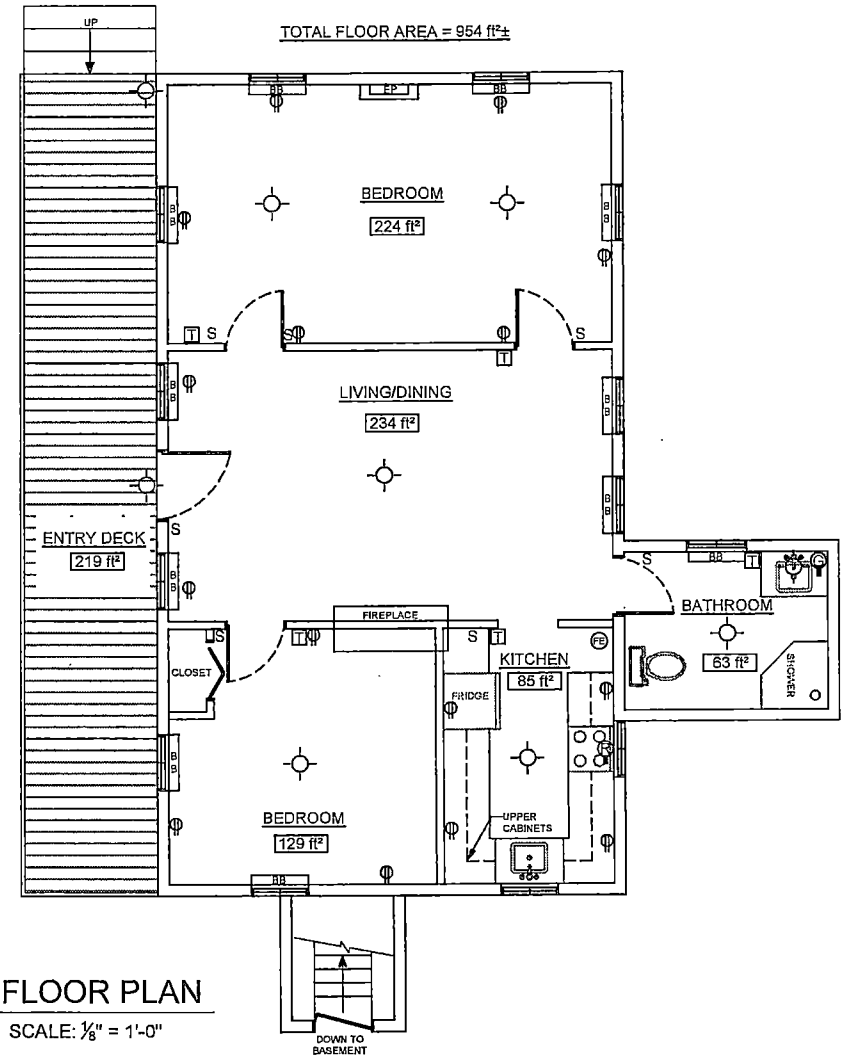
BIELINE DRAWING
TECHNICAL ILLUSTRATION



A4 / 1 BASEMENT

SCALE: ⅛" = 1'-0"





A4 / 2 FLOOR PLAN

SCALE: ⅛" = 1'-0"

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING

mm/dd/yyyy: 05/12/2024

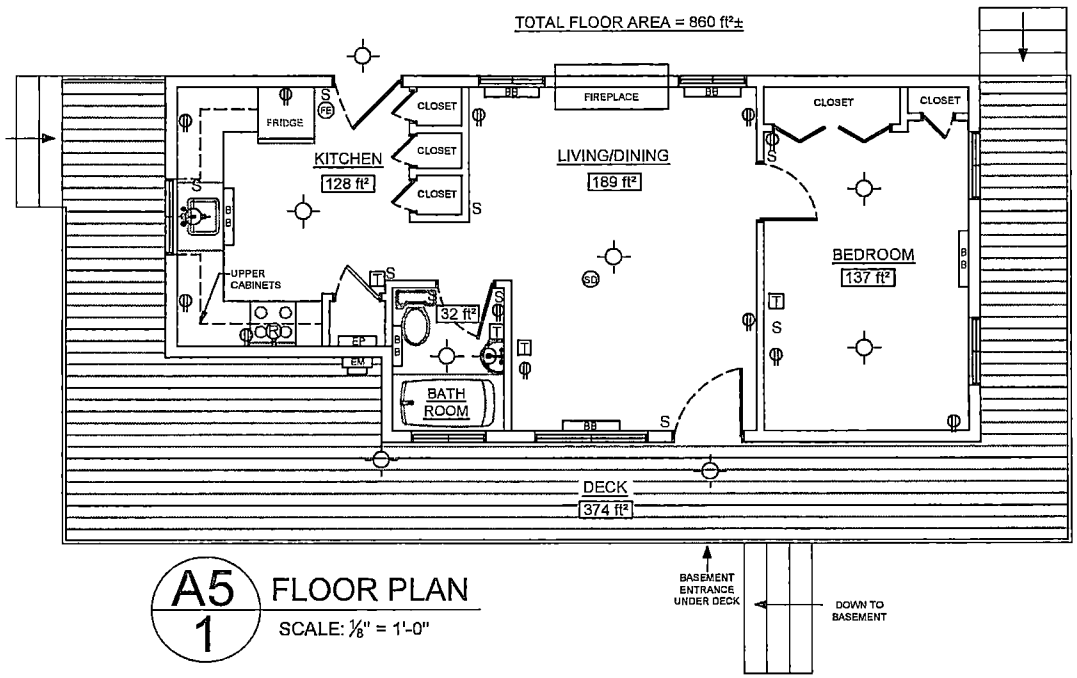
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PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

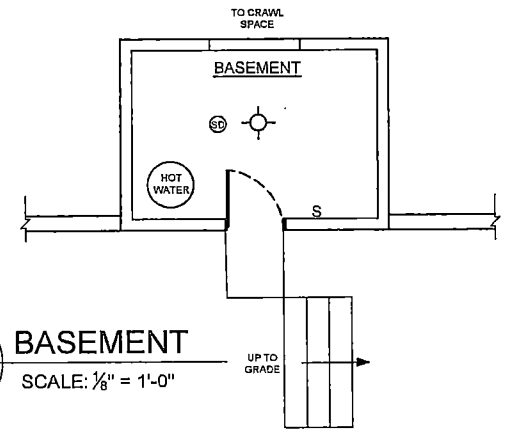
DWG TITLE:
HERON COTTAGE: 124

SCALE: AS SHOWN

BIELINE DRAWING
TECHNICAL ILLUSTRATION



A5/1 FLOOR PLAN
SCALE: ⅛" = 1'-0"



A5/2 BASEMENT
SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024 | 05 | 13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
☼	LUMINARY
Ⓖ	GROUND FAULT INTERRUPTER
⊕	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

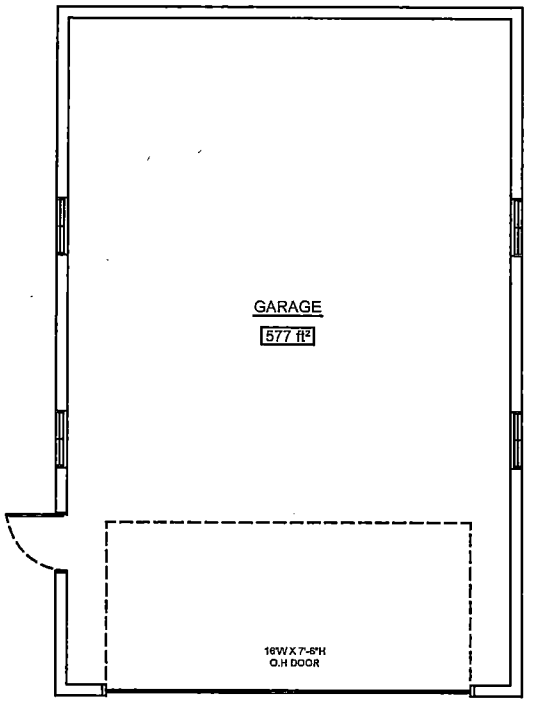
PROJECT: AS BUILTS
PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING
mm/dd/yyyy: 05/12/2024

SHEET: A5

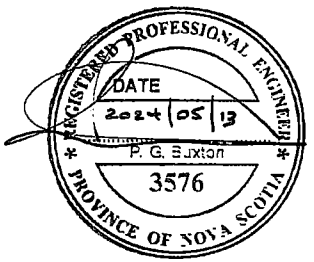
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
SUMAC COTTAGE: 126
SCALE: AS SHOWN

BIELINE DRAWING
TECHNICAL ILLUSTRATION



A6/1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PAUL BUXTON, P. ENG
BIELINE DRAWING

mm/dd/yyyy: 05/12/2024

SHEET: A6

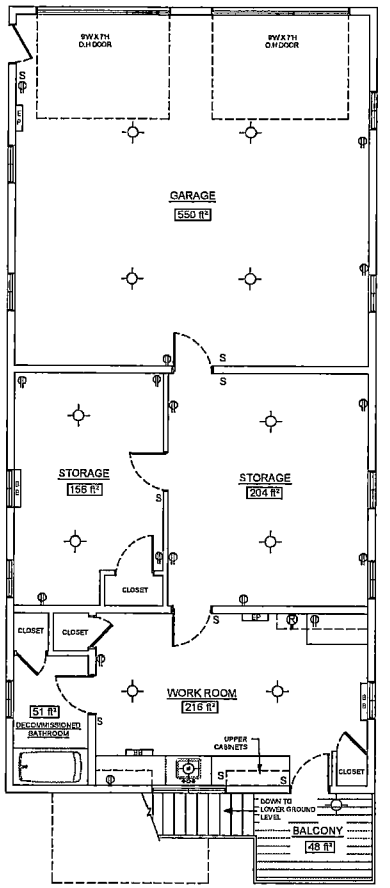
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
BOAT HOUSE GARAGE

SCALE: AS SHOWN

BIELINE DRAWING
TECHNICAL ILLUSTRATION

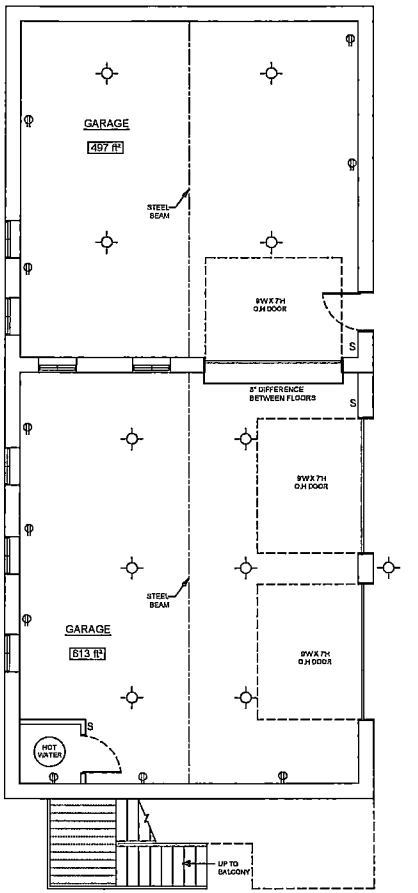
TOTAL FLOOR AREA = 1225 ft²±



A7/1 MAIN GARAGE- FIRST FLOOR

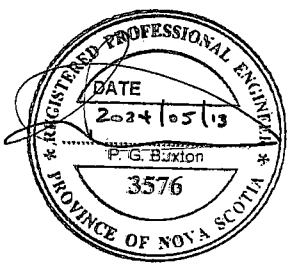
SCALE: ⅛" = 1'-0"

TOTAL FLOOR AREA = 1110 ft²±



A7/2 MAIN GARAGE- BASEMENT FLOOR

SCALE: ⅛" = 1'-0"



BIELINE DRAWING

NOTES:

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN GARAGE
102

PREPARED BY:
PAUL BUXTON, P. ENG

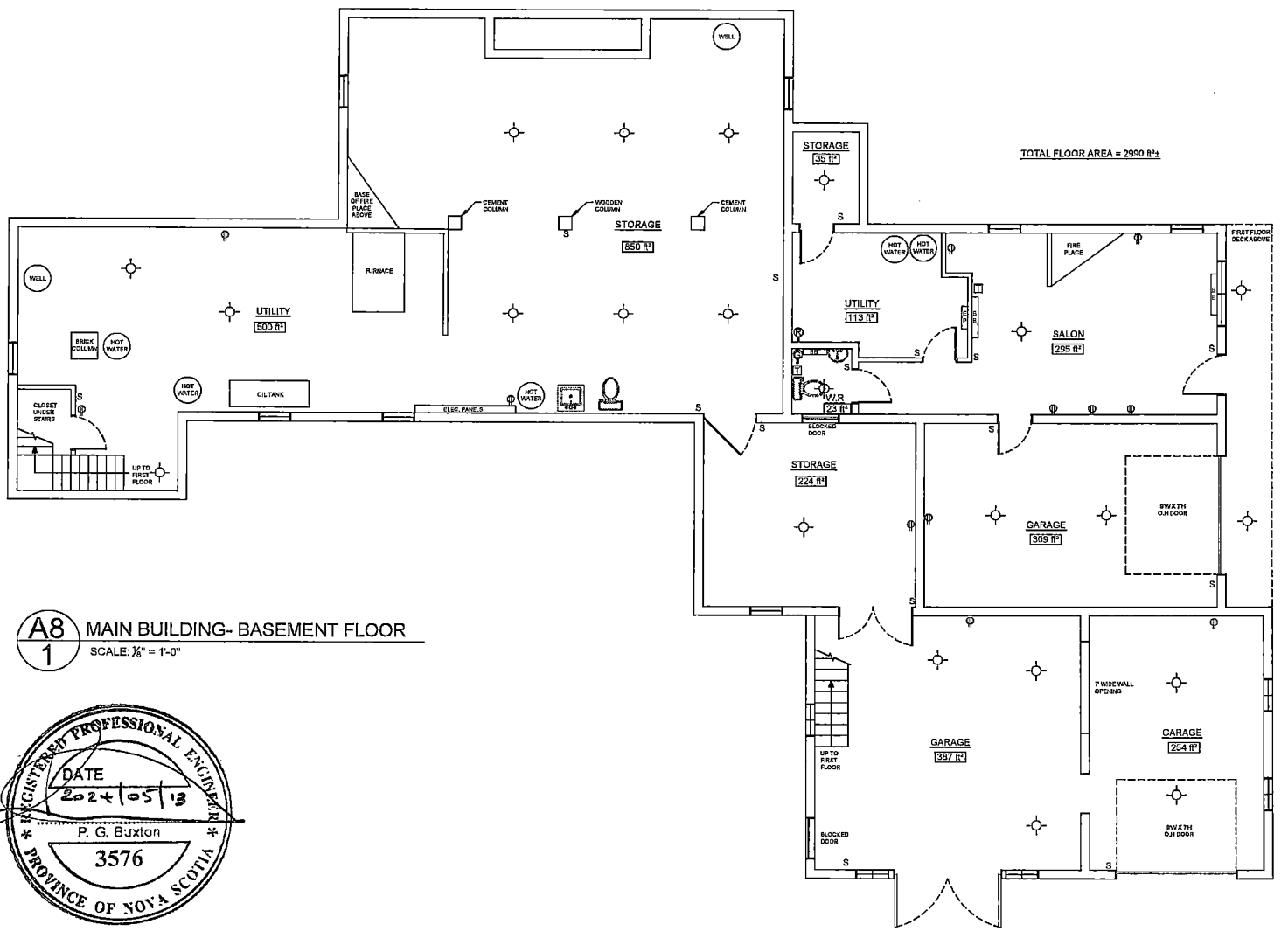
SHEET:
A7

DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A8
1
MAIN BUILDING- BASEMENT FLOOR
SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
DATE
2024 | 05 | 13
P. G. Buxton
3576

BIELINE DRAWING

NOTES:

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
BASEMENT: 97

PREPARED BY:
PAUL BUXTON, P. ENG

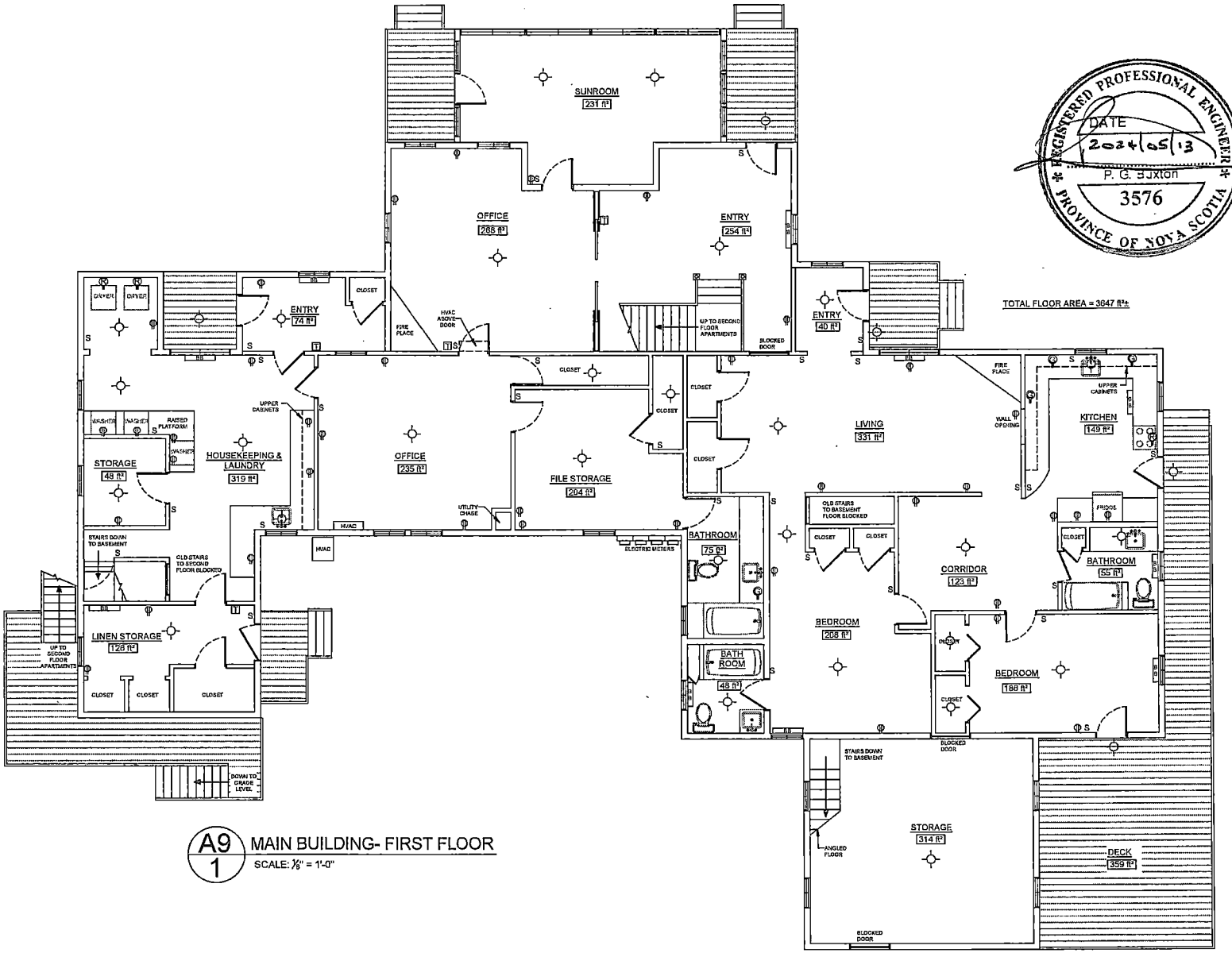
SHEET:
A8

DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A9/1 MAIN BUILDING- FIRST FLOOR
SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024/05/13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

BIELINE DRAWING

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
FIRST FLOOR: 97

PREPARED BY:
PAUL BUXTON, P. ENG

DRAWN BY:
BIELINE DRAWING

SHEET:
A9

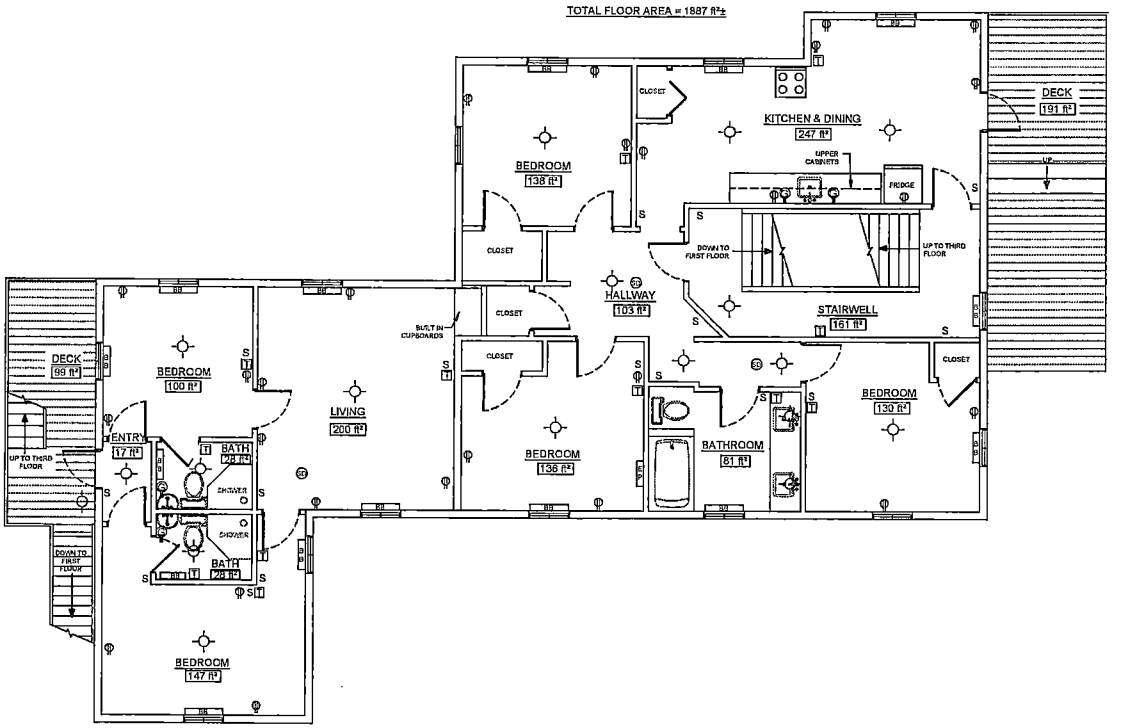
SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS

R	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING

TOTAL FLOOR AREA = 1887 ft²±



A10/1 MAIN BUILDING- SECOND FLOOR

SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024/05/13
P G. Buxton
3576
PROVINCE OF NOVA SCOTIA

BIELINE DRAWING

NOTES:

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
SECOND FLOOR: 97

PREPARED BY:
PAUL BUXTON, P. ENG

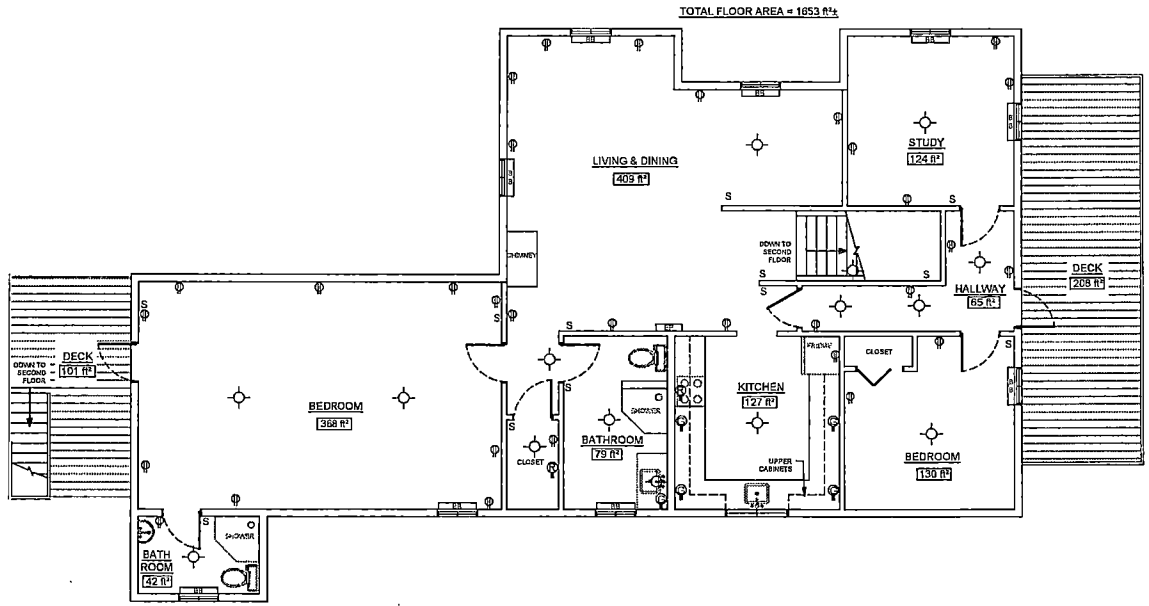
SHEET:
A10

DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS	
®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A11/1 MAIN BUILDING- THIRD FLOOR

SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024|05|13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

BIELINE DRAWING

NOTES:

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
THIRD FLOOR: 97

PREPARED BY:
PAUL BUXTON, P. ENG

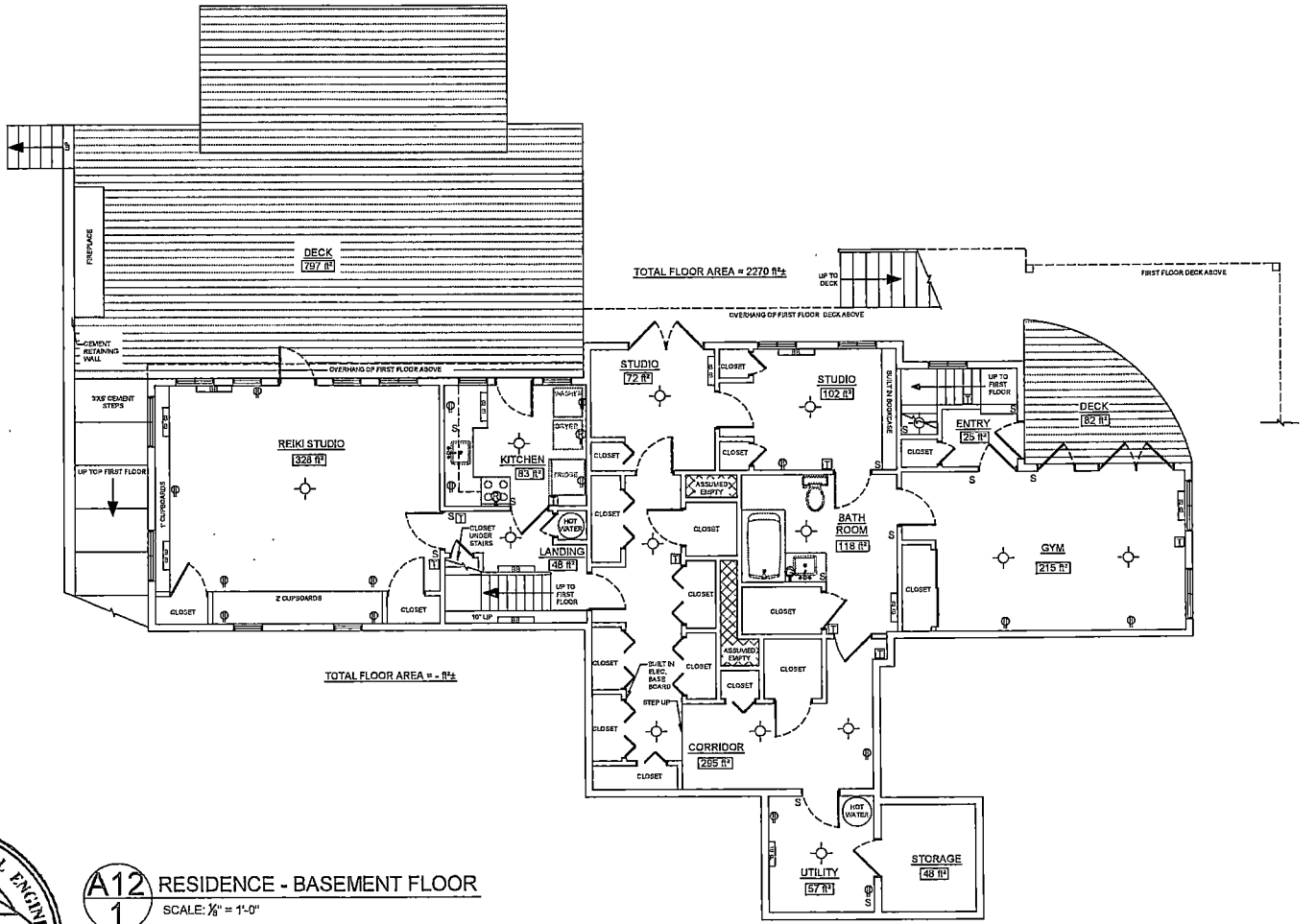
SHEET:
A11

DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/13/2024

LEGEND AND ABBREVIATIONS	
ⓡ	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A12/1 RESIDENCE - BASEMENT FLOOR

SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024 | 05 | 13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

BIELINE DRAWING

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RESIDENCE
BASEMENT: 110

PREPARED BY:
PAUL BUXTON, P. ENG

SHEET:
A12

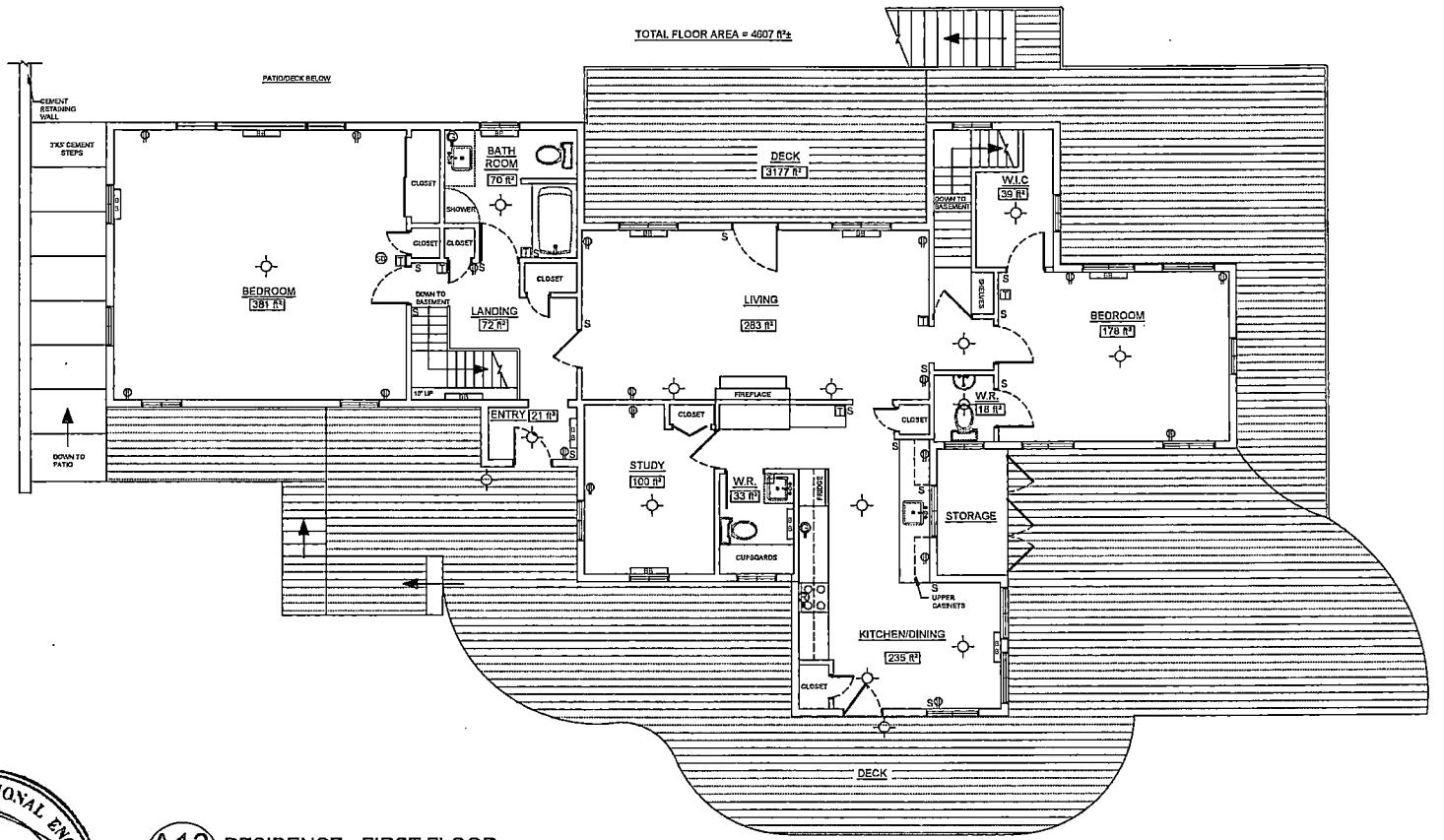
DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS

®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A13/1 RESIDENCE - FIRST FLOOR
SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024 05 13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

BIELINE DRAWING

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RESIDENCE
FIRST FLOOR: 110

PREPARED BY:
PAUL BUXTON, P. ENG

DRAWN BY:
BIELINE DRAWING

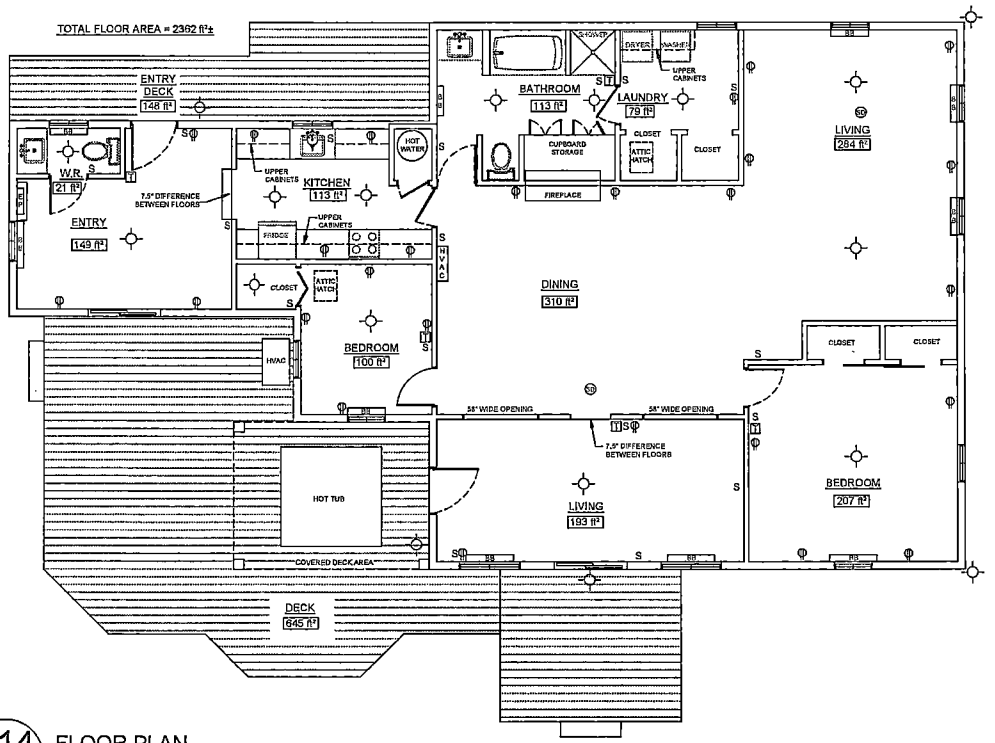
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SCALE:
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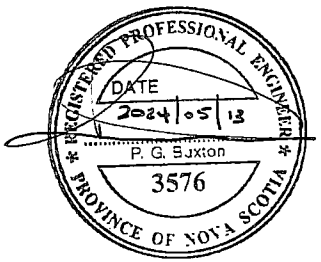
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05/12/2024

LEGEND AND ABBREVIATIONS

®	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



A14
1
FLOOR PLAN
SCALE: ⅜" = 1'-0"



BIELINE DRAWING

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PROJECT:
AS BUILTS

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RESIDENCE
114

PREPARED BY:
PAUL BUXTON, P. ENG

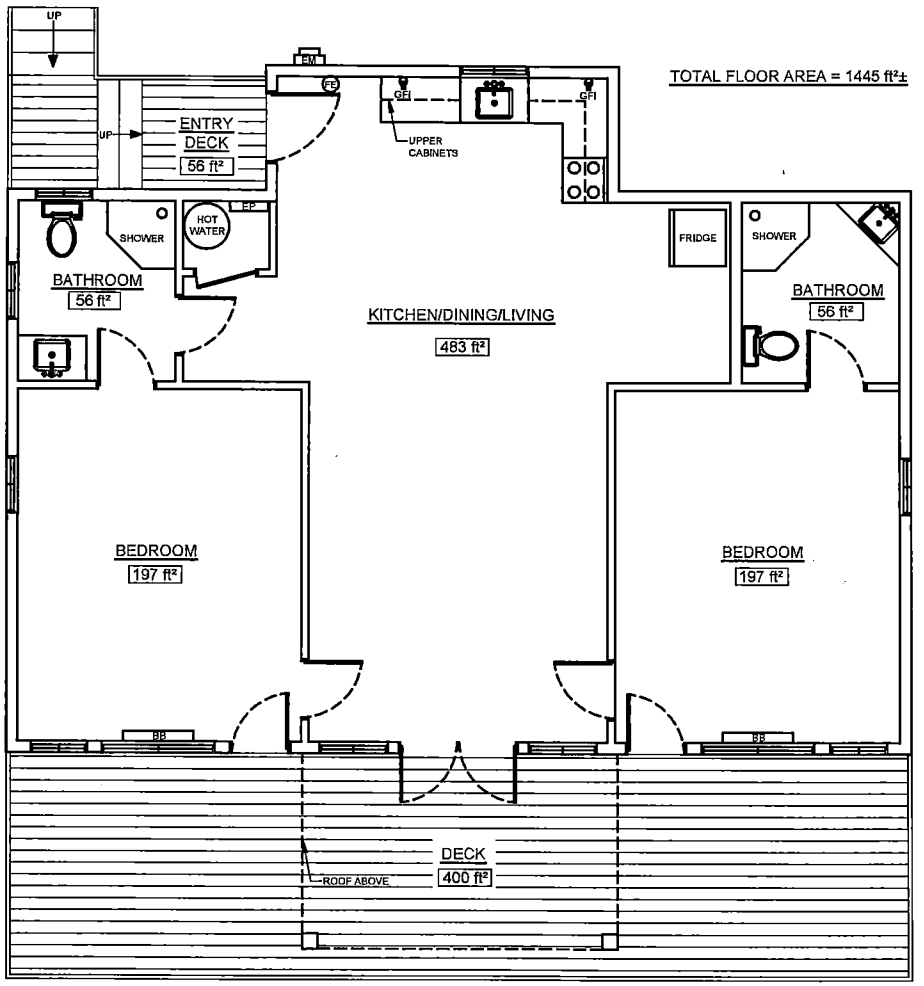
SHEET:
A14

DRAWN BY:
BIELINE DRAWING

SCALE:
AS SHOWN

mm/dd/yyyy:
05/12/2024

LEGEND AND ABBREVIATIONS	
R	240 VOLT OUTLET
SD	SMOKE DETECTOR
S	LIGHT SWITCH
T	THERMOSTAT
	LUMINARY
G	GROUND FAULT INTERRUPTER
	WALL ELECTRICAL OUTLET
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
HW	HOT WATER TANK
HVAC	HEATING, VENTILATION & AIR CONDITIONING



REGISTERED PROFESSIONAL ENGINEER
DATE 2024|05|13
P. G. Saxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

SHEET: A1

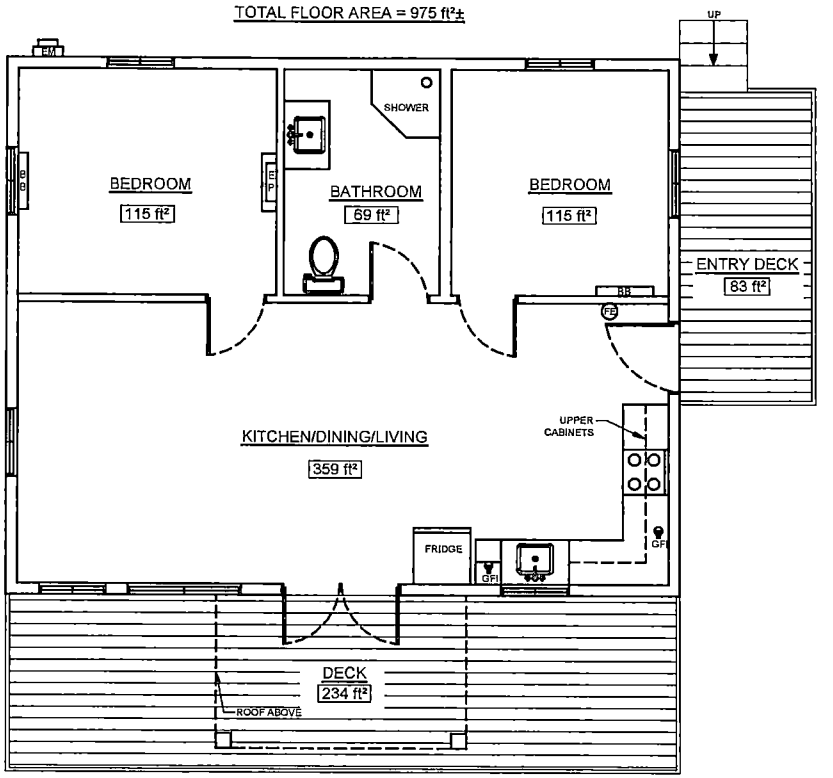
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

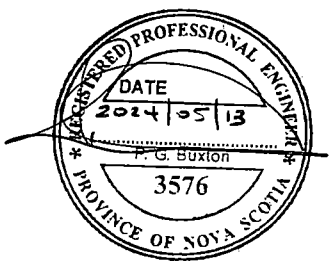
DWG TITLE:
EAGLEVIEW
COTTAGE: 132-1

SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-

TOTAL FLOOR AREA = 975 ft²±





LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

SHEET: A2

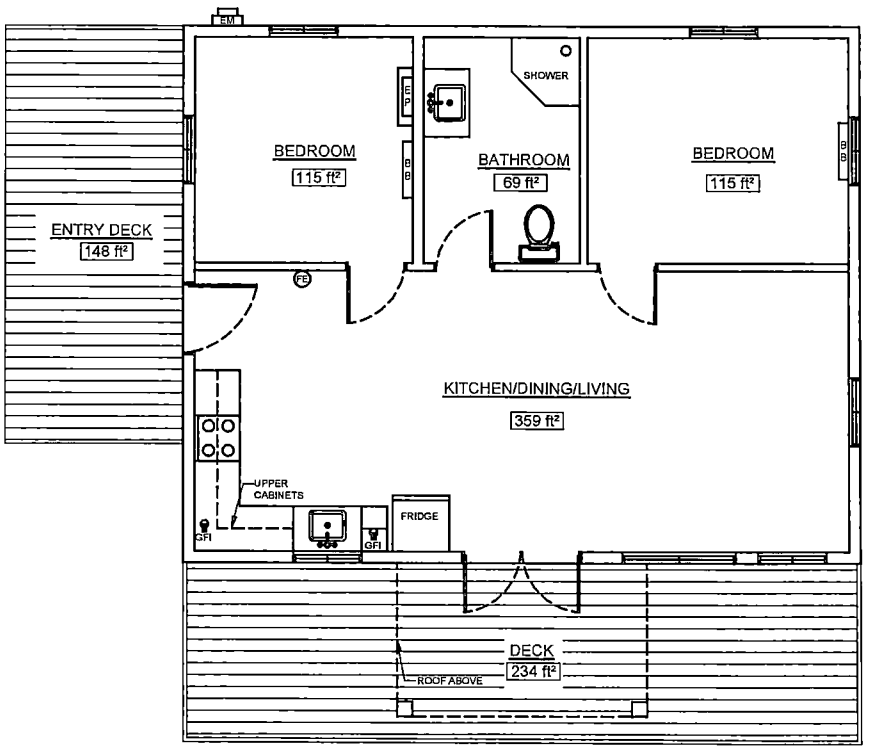
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RIVERVIEW 1
COTTAGE: 132-3

SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-

TOTAL FLOOR AREA = 1040 ft²±





LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

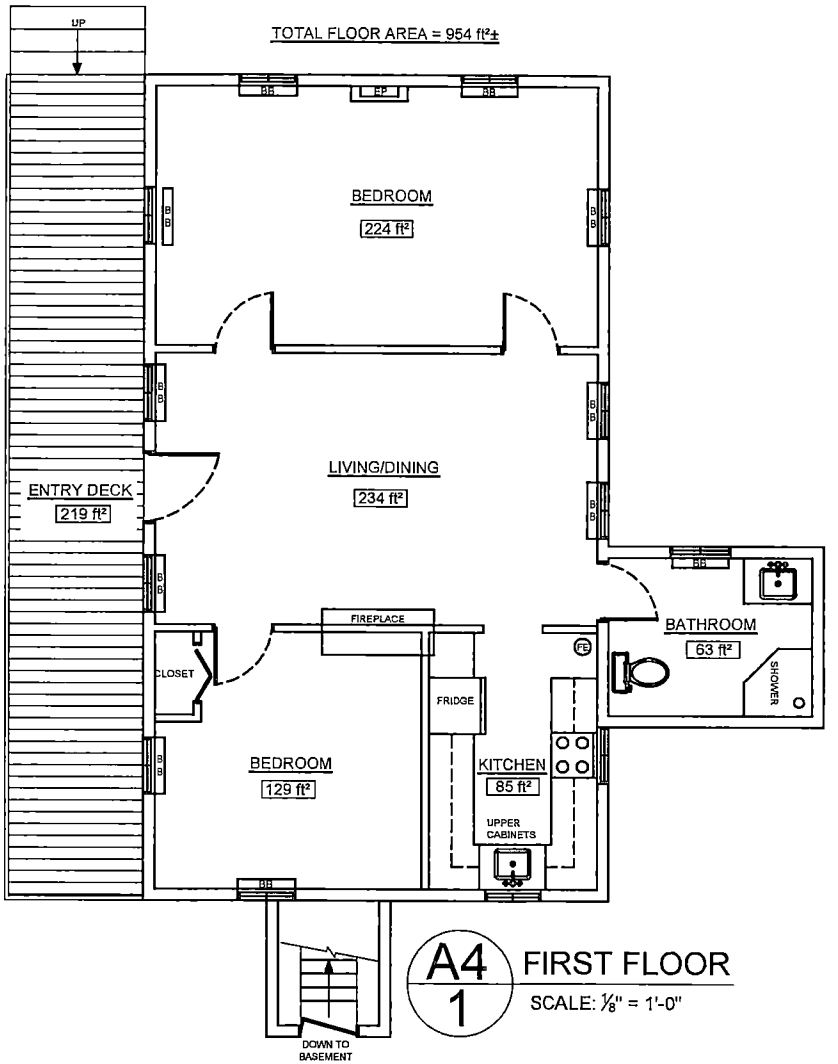
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PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

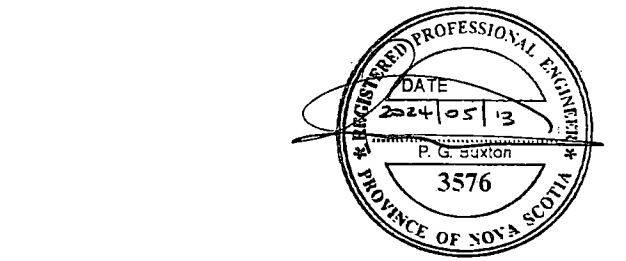
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RIVERVIEW 2
COTTAGE: 132-2

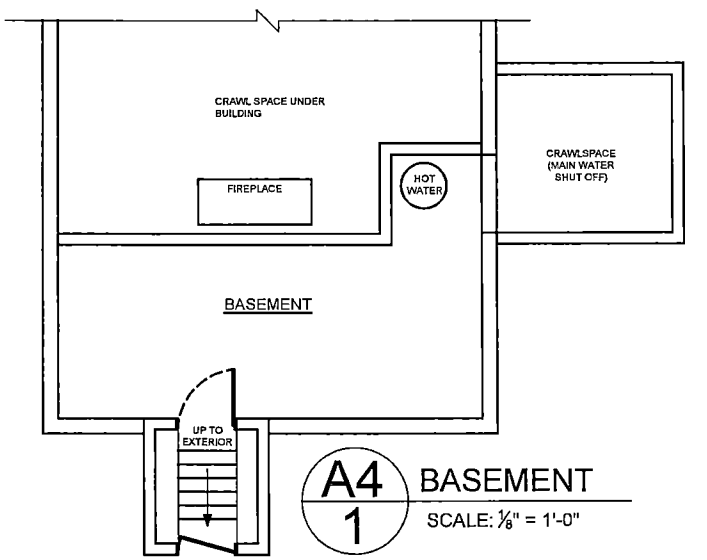
SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-



A4 / 1 FIRST FLOOR
SCALE: ⅛" = 1'-0"





A4 / 1 BASEMENT
SCALE: ⅛" = 1'-0"

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

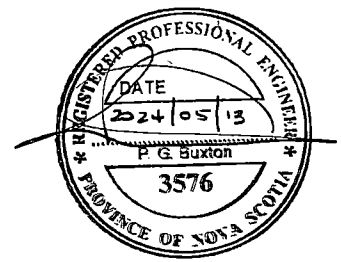
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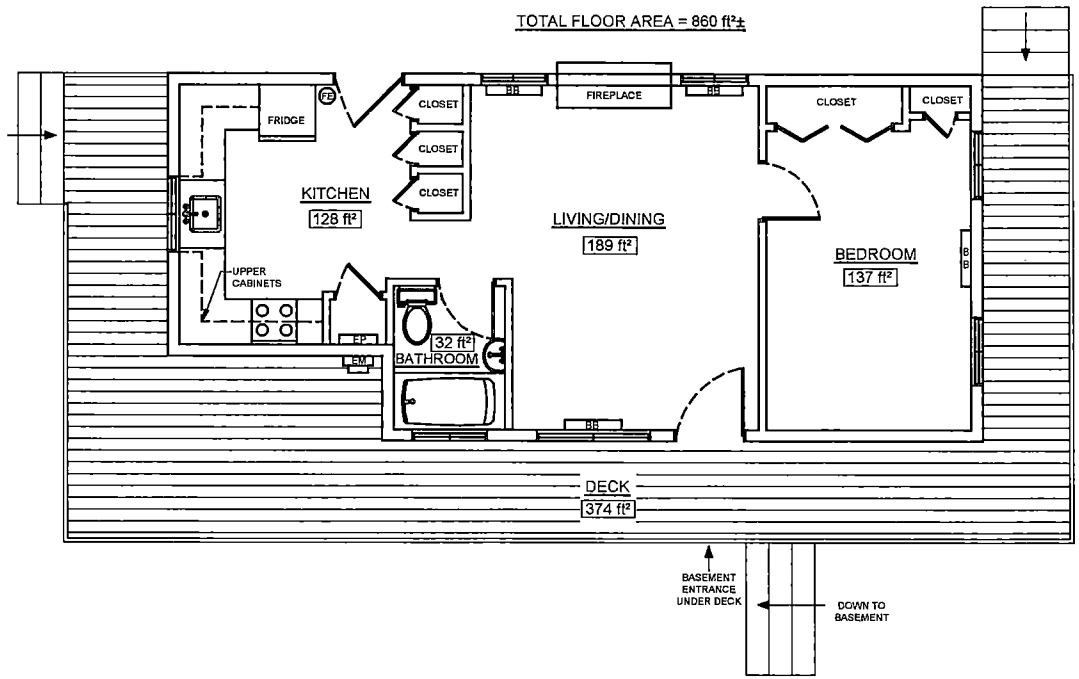
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

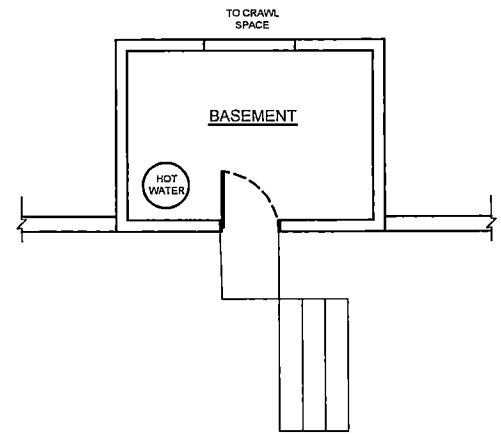
DWG TITLE:
HERON COTTAGE: 124

SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-







A5/1 FIRST FLOOR
SCALE: ⅛" = 1'-0"

A5/1 BASEMENT
SCALE: ⅛" = 1'-0"

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

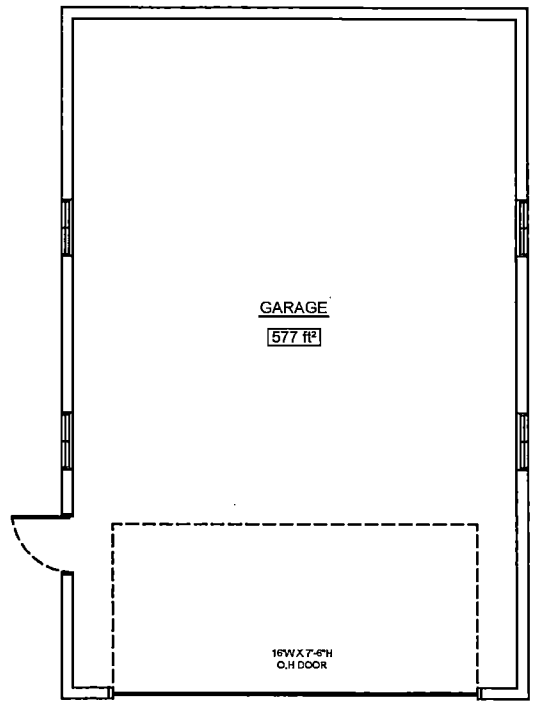
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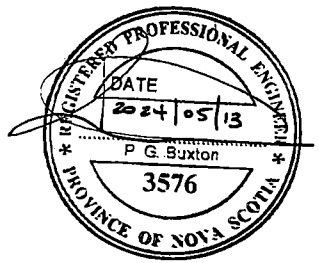
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
SUMAC
COTTAGE: 126

SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-





LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

SHEET: A6

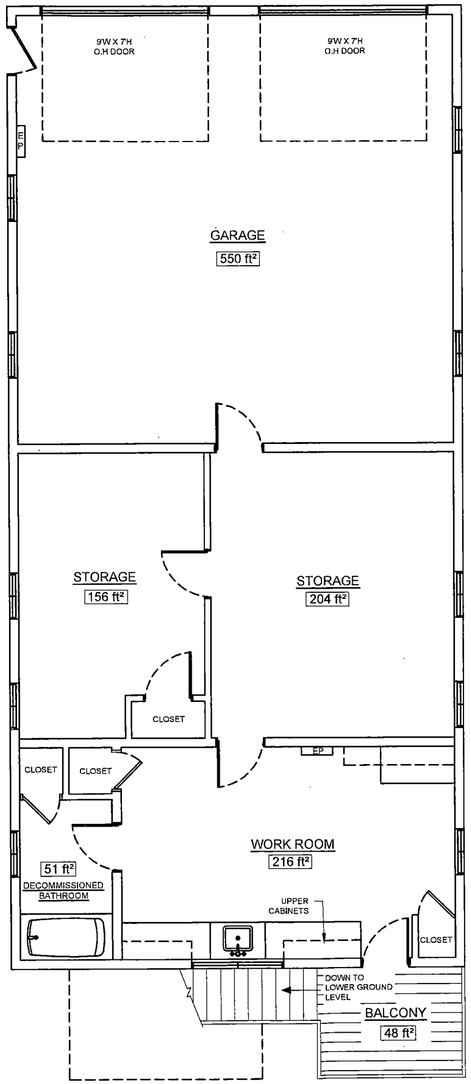
PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE: BOAT HOUSE GARAGE

SCALE: AS SHOWN

REV #	REV NOTE
-	-
-	-
-	-
-	-

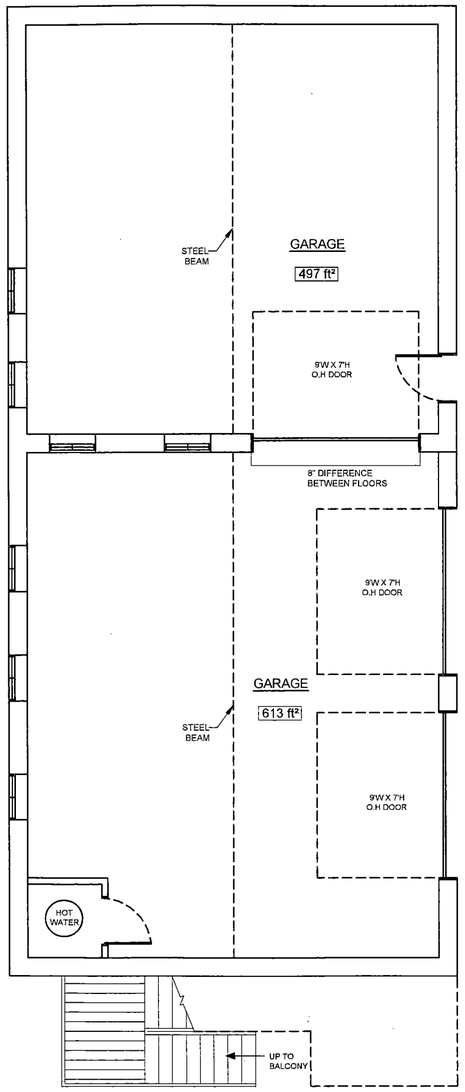
TOTAL FLOOR AREA = 1225 ft²±



A7/1 MAIN GARAGE- FIRST FLOOR

SCALE: ⅛" = 1'-0"

TOTAL FLOOR AREA = 1110 ft²±



A7/2 MAIN GARAGE- BASEMENT FLOOR

SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024|05|13
P G Buxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

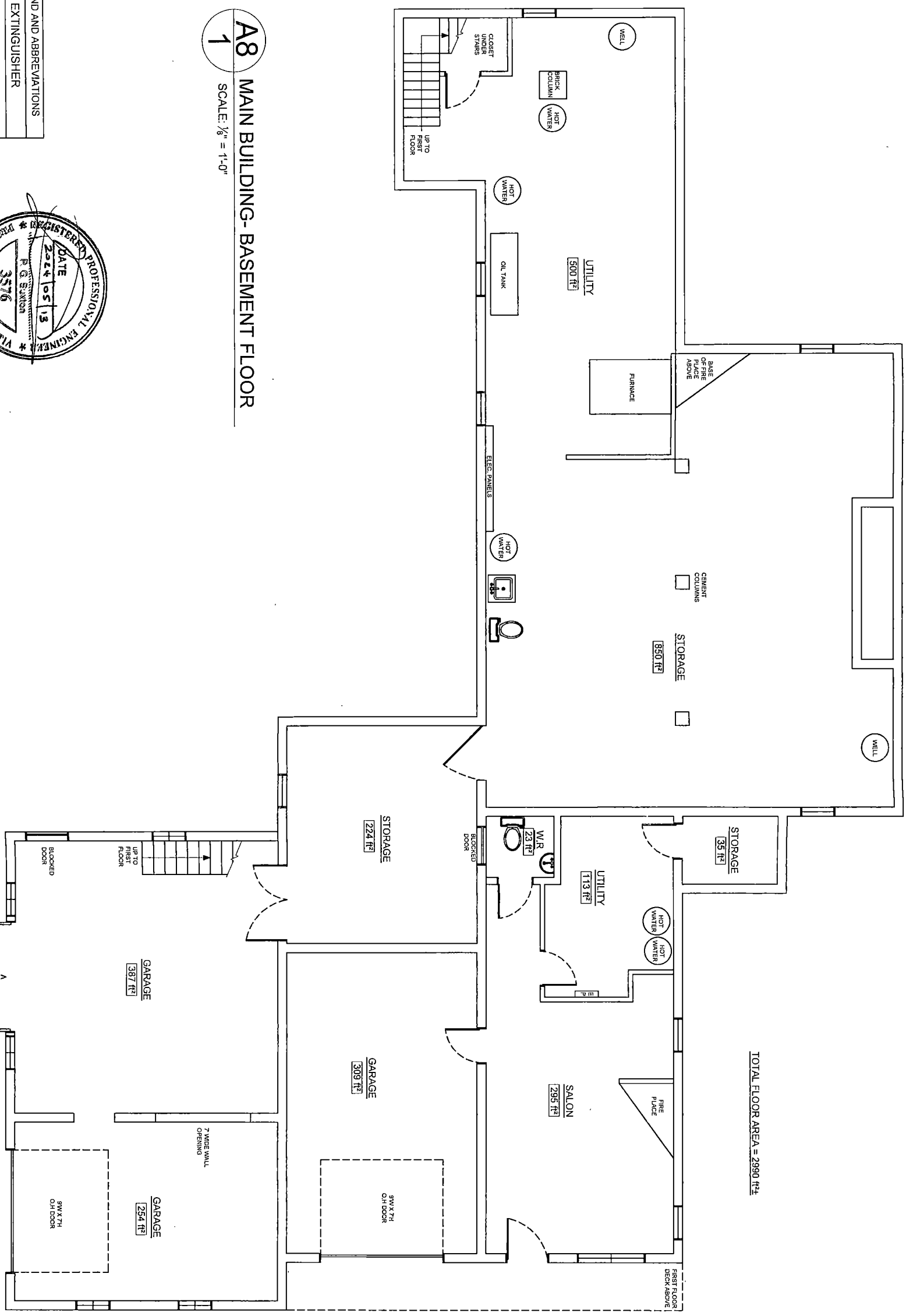
SHEET: A7

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY
CONDOMINIUM
CORPORATION
NUMBER #4

DWG TITLE: MAIN GARAGE 102

SCALE: AS SHOWN

REV #	REV NOTE
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A8 1 MAIN BUILDING- BASEMENT FLOOR

SCALE: ⅛" = 1'-0"

TOTAL FLOOR AREA = 2990 ft²±

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

REGISTERED PROFESSIONAL ENGINEER * PROVINCE OF NOVA SCOTIA * 3576 P. G. Lockerbie DATE 2024 05 13

NOTES:
THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THESE DRAWINGS ARE ISSUED SOLELY FOR REVIEW AND ESTIMATION PURPOSES. ALL MEASUREMENTS ARE APPROXIMATE.THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE CLIENT OF ANY VARIATION FROM SUPPLIED INFORMATION.THESE DRAWINGS ARE NOT TO BE SCALED.

PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

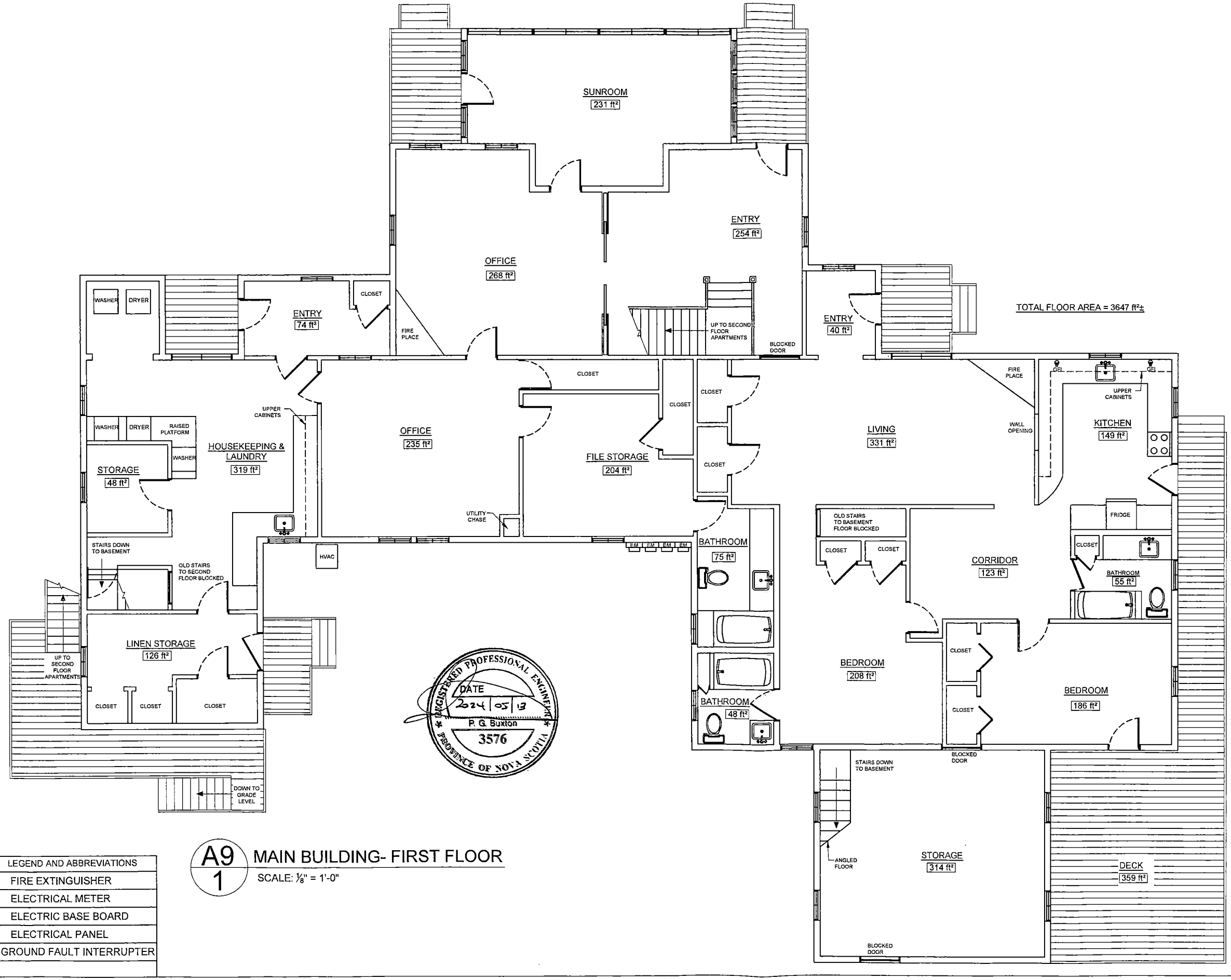
SHEET: A8

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
BASEMENT: 97

SCALE: AS SHOWN

REV #	REV NOTE
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-	-
-	-
-	-



LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

A9/1 MAIN BUILDING- FIRST FLOOR

SCALE: ⅛" = 1'-0"

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY
CONDOMINIUM
CORPORATION
NUMBER #4

DWG TITLE:
MAIN BUILDING
FIRST FLOOR: 97

SCALE: AS SHOWN

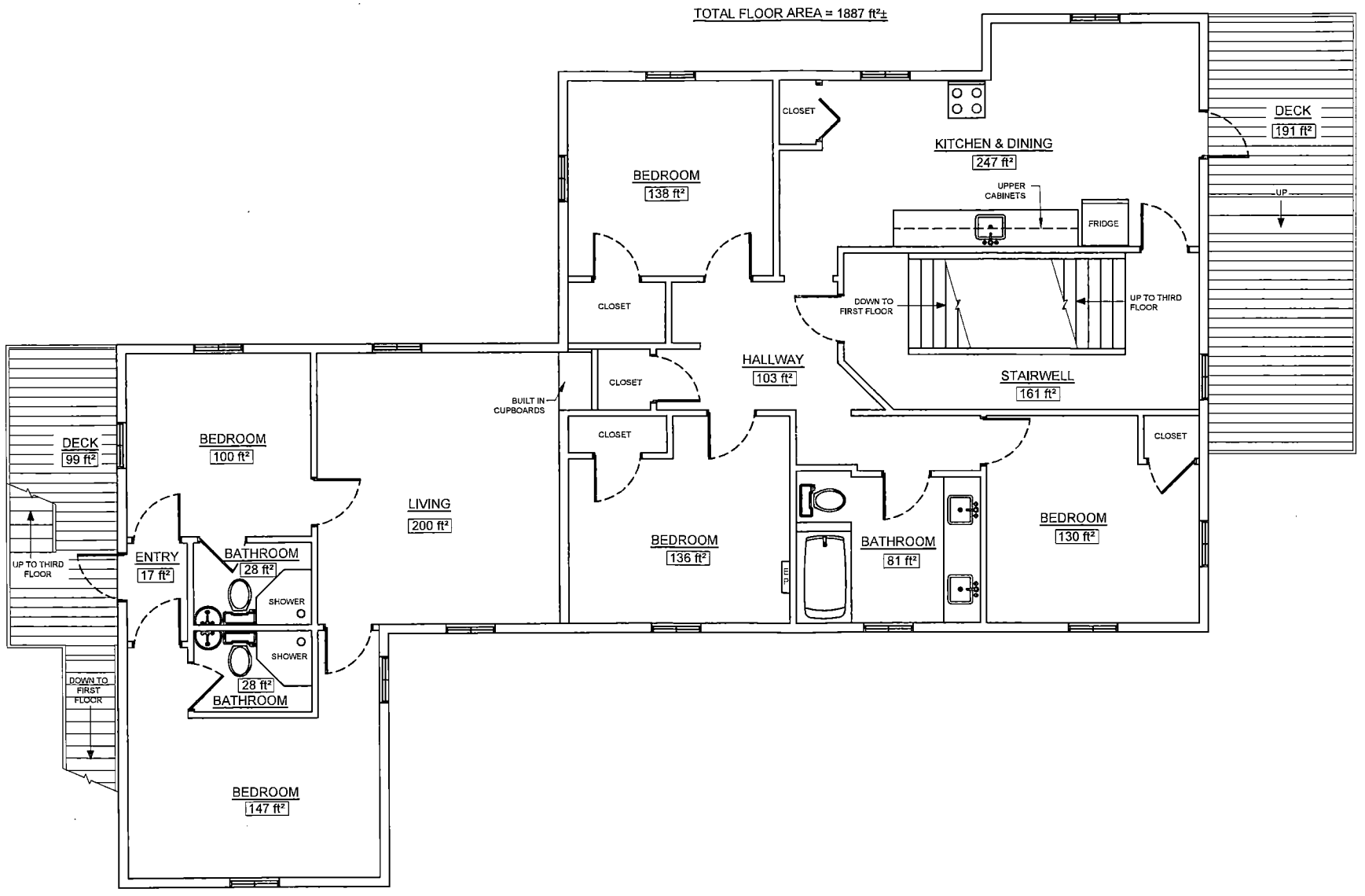
PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

SHEET: A9

REV #	REV NOTE
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A10/1 MAIN BUILDING- FIRST FLOOR

SCALE: ⅛" = 1'-0"

LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER

REGISTERED PROFESSIONAL ENGINEER
DATE 2024/05/13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

NOTES:
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTI, B0S 1J0

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY
CONDOMINIUM
CORPORATION
NUMBER #4

DWG TITLE:
MAIN BUILDING
2ND FLOOR: 97

SCALE: AS SHOWN

PROJECT: AS BUILTS

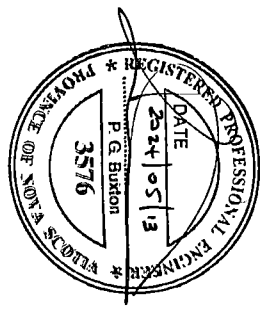
PREPARED BY: PETER LOCKERBIE

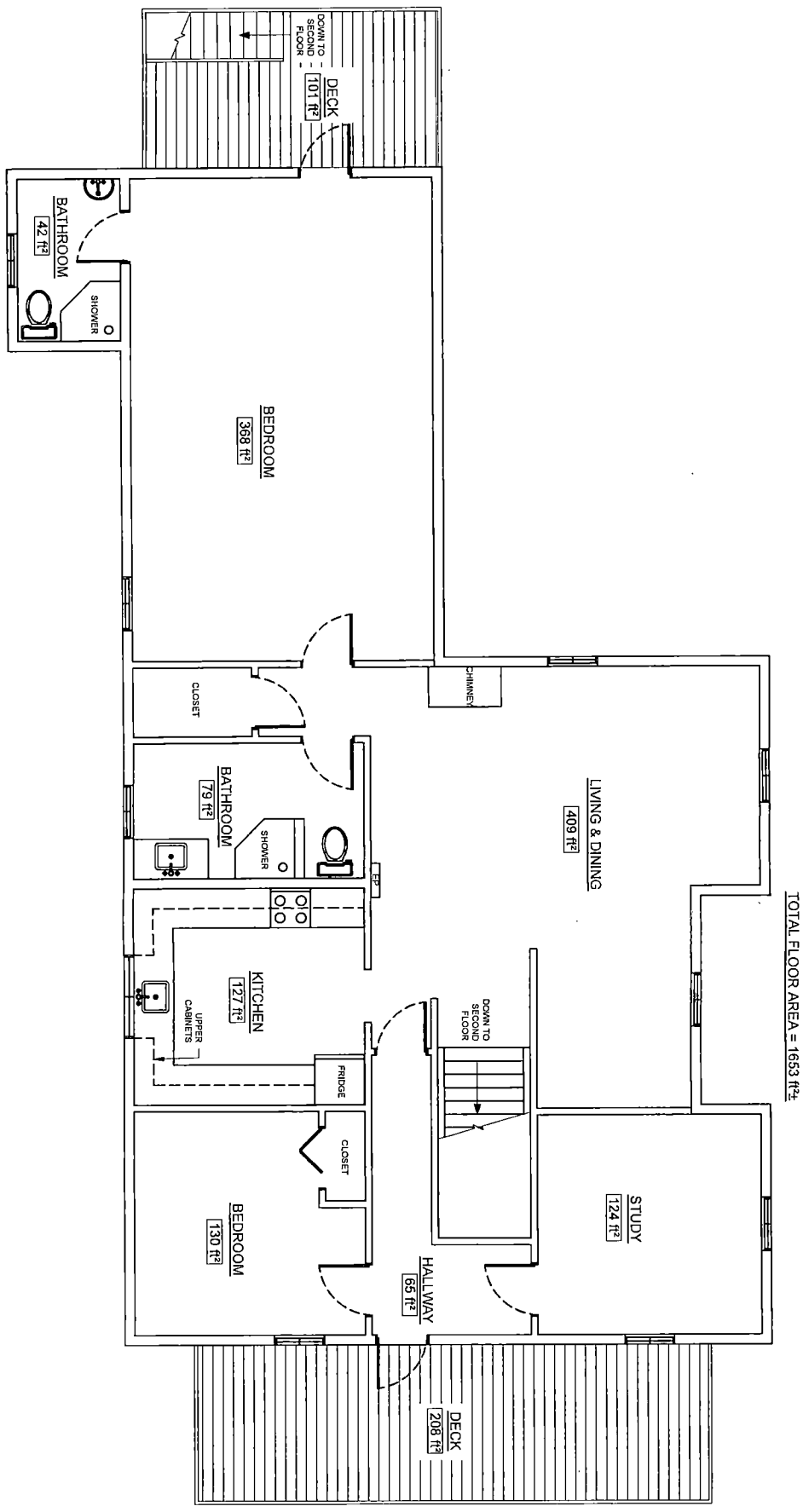
mm/dd/yyyy: 11/21/2023

SHEET: A10

REV #	REV NOTE
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LEGEND AND ABBREVIATIONS	
FE	FIRE EXTINGUISHER
EM	ELECTRICAL METER
BB	ELECTRIC BASE BOARD
EP	ELECTRICAL PANEL
GFI	GROUND FAULT INTERRUPTER





A11/1 MAIN BUILDING- THIRD FLOOR

SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA = 1653 ft²±

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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS

PREPARED BY: PETER LOCKERBIE

mm/dd/yyyy: 11/21/2023

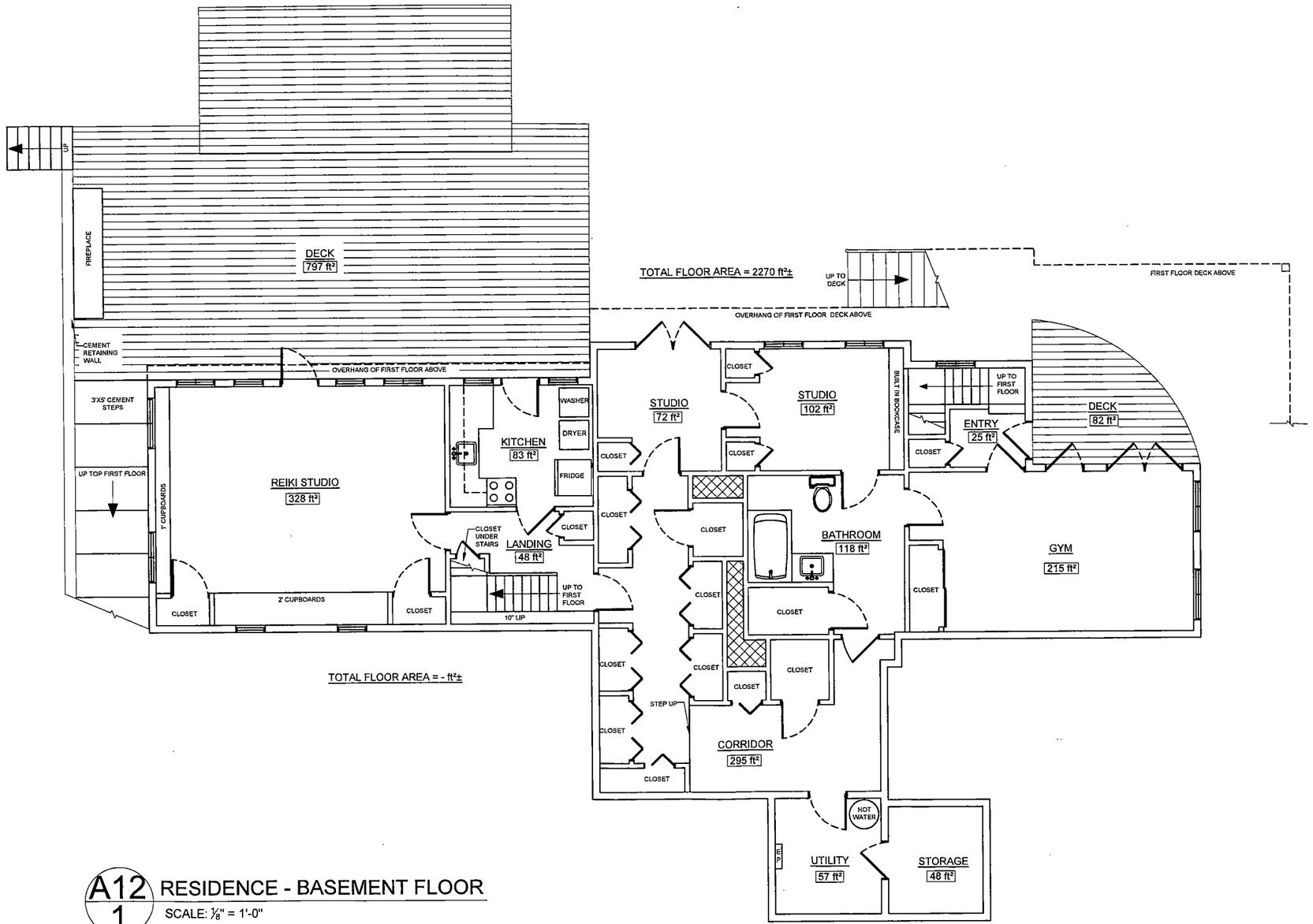
SHEET: A11

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
MAIN BUILDING
THIRD FLOOR: 97

SCALE: AS SHOWN

REV #	REV NOTE
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-	-



A12/1 RESIDENCE - BASEMENT FLOOR

SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DATE 2024/05/13
P. G. Buxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS			
FE	FIRE EXTINGUISHER		
EM	ELECTRICAL METER		
BB	ELECTRIC BASE BOARD		
EP	ELECTRICAL PANEL		
GFI	GROUND FAULT INTERRUPTER		

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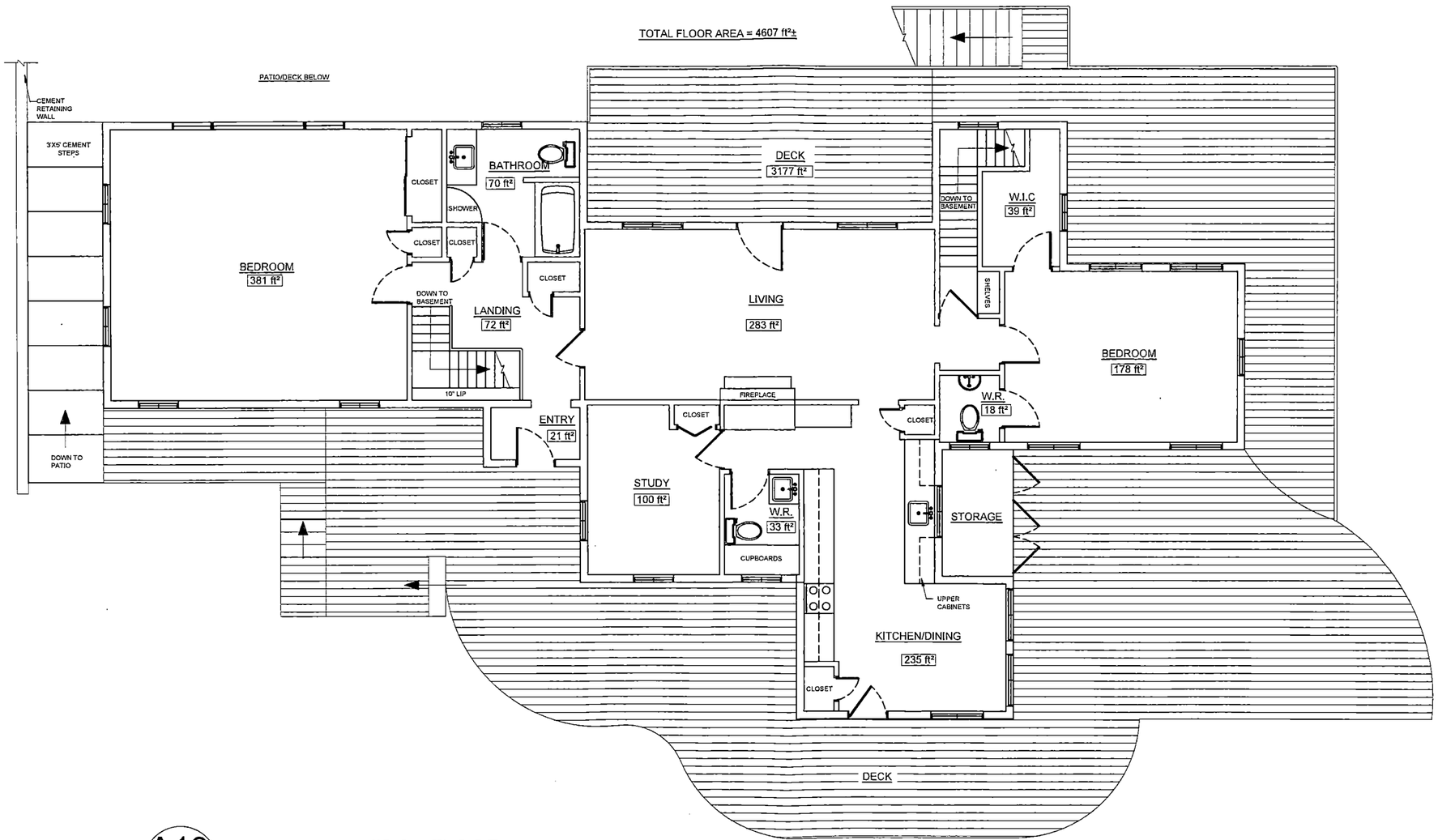
PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS
PREPARED BY: PETER LOCKERBIE
mm/dd/yyyy: 11/21/2023
SHEET: A12

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE:
RESIDENCE
BASEMENT: 110
SCALE: AS SHOWN

REV #	REV NOTE
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A13
1
RESIDENCE - FIRST FLOOR
SCALE: ⅛" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
DATE
2024/05/13
P.G. Sexton
3576

LEGEND AND ABBREVIATIONS			
FE	FIRE EXTINGUISHER		
EM	ELECTRICAL METER		
BB	ELECTRIC BASE BOARD		
EP	ELECTRICAL PANEL		
GFI	GROUND FAULT INTERRUPTER		

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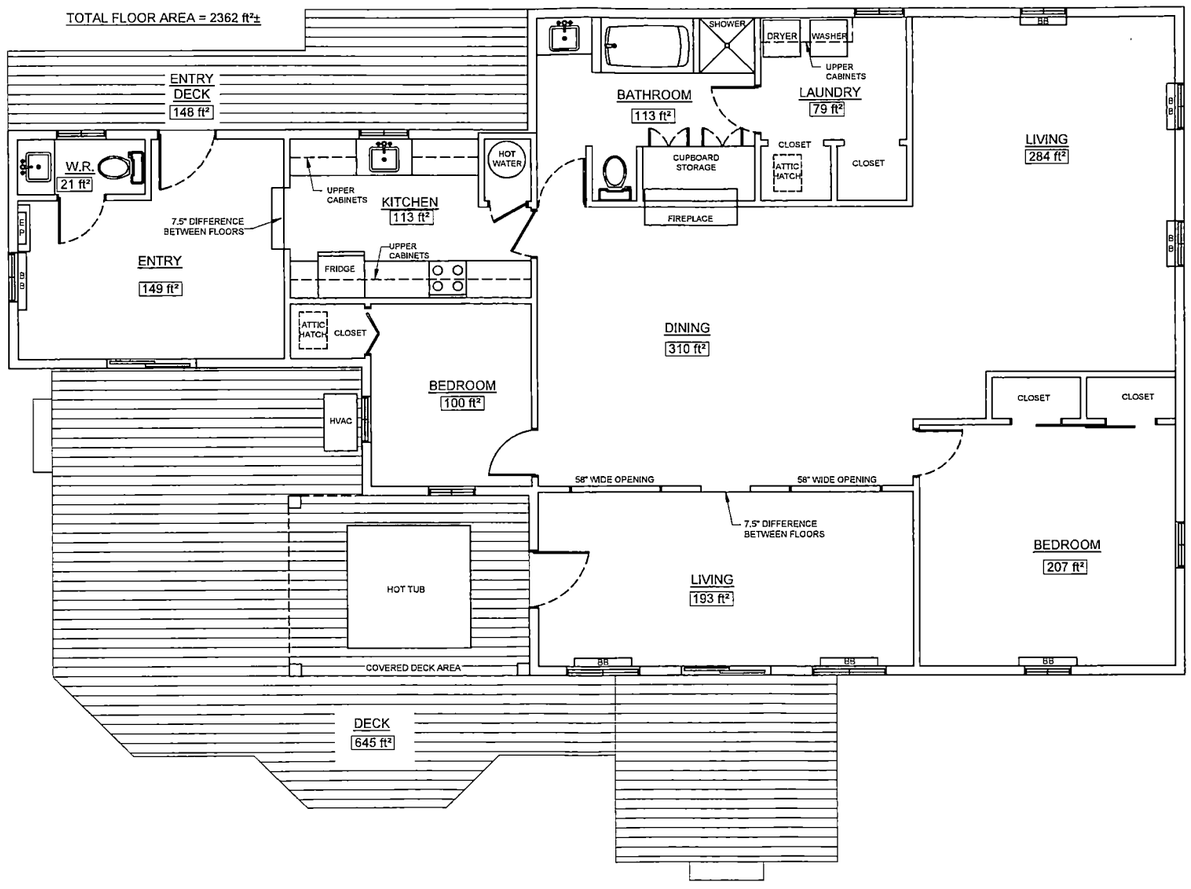
PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS
PREPARED BY: PETER LOCKERBIE
mm/dd/yyyy: 11/21/2023
SHEET: A13

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE: RESIDENCE 1ST FLOOR: 110
SCALE: AS SHOWN

REV #	REV NOTE
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REGISTERED PROFESSIONAL ENGINEER
DATE 2024|05|13
P. G. Sjxton
3576
PROVINCE OF NOVA SCOTIA

LEGEND AND ABBREVIATIONS			
FE	FIRE EXTINGUISHER		
EM	ELECTRICAL METER		
BB	ELECTRIC BASE BOARD		
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PROJECT LOCATION:
COLONIAL ARMS DRIVE
DEEP BROOK
NOVA SCOTIA, B0S 1J0

PROJECT: AS BUILTS
PREPARED BY: PETER LOCKERBIE
mm/dd/yyyy: 11/21/2023
SHEET: A14

PREPARED FOR CLIENT:
ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER #4

DWG TITLE: RESIDENCE 114
SCALE: AS SHOWN

REV #	REV NOTE
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