



Tak

n. swedish

Roof, comfort, sanctuary, home.

Tak is also a Scandinavian-inspired village located in the heart of Rosemont-Angus.

Welcome

Dear Clients,

We are delighted to welcome you in your new Tak Village townhouse. It is an honour for us to greet you as new owners in this cutting-edge project that strives to provide you with healthy living conditions while reducing its environmental footprint.

Inspired by the Scandinavian model, this green village favours foot travel and a unique way of life. Nestled in the heart of Rosemont-Angus, it will allow you to take full advantage of its ideal location.

We wish to take this opportunity to once again thank you for your trust.



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A young child is swinging happily on a swing set in a park. The child is wearing a light blue knit hat with bear ears, a colorful striped jacket, blue jeans, and light blue rubber boots. The child's mouth is wide open in a joyful expression. The swing set is orange. The ground is covered with brown and yellow autumn leaves. In the background, there is a green fence and some trees. A dark teal triangle is in the top right corner, and a green square is in the bottom left corner.

BUILDING INFORMATION

USE AND MAINTENANCE OF MY TOWNHOUSE

WOOD FLOOR

1- Throughout the year, please maintain a relative humidity level varying between 40% to 60% so as to minimize expansion or retraction of materials and to comply with the manufacturer's warranty.

2- Do not use an excess of water to wash wood flooring.

RAIN-SHOWER (IF APPLICABLE)

Do not hang anything on the arm of the showerhead.

AIR CONDITIONING

Replace (or wash, depending on the case) the air conditioning filters and/or the air return, ideally every 3 months. We recommend an annual maintenance with a qualified company.

VARIOUS

Do not leave household cleaning products near plumbing fixtures and accessories, such as inside counters and vanities. These products can create corrosion and piping noise.

FIRE ALARM

Never remove the audio and visual wall indicators when painting or performing other work. Check your smoke stacks annually.

WATER DAMAGE/PLUMBING

Close water valves during periods of prolonged absences.

APPLIANCES

To request service for your appliances, follow the procedure below:

1- Send an email (preferably) or contact

Sophie le bire
COMMERCIALE DIVISION
IN CHARGE OF AFTER-SALES SERVICE
T 450-588-0886 ext. 2266
269 Armand Majeau, St-Roch-de-L'Achigan, Qc J0K 3H0
Sophie.lebire@jcperreault.com

2- Provide the serial number and model number of the appliance

- a. for a dishwasher or an oven, it is usually found on a sticker on the side of the door
- b. for a refrigerator, it is usually on a sticker on the inside of the door
- c. for a hot plate, it is usually on a sticker under the hot plate

3- Provide contact information for a local contact (name, address, phone number)

GENERAL REGULATIONS OF THE COMMON AREAS

The declaration of co-ownership, given to you when you sign your deed of sale by the notary, contains all the rules governing the life of TAK VILLAGE.

- All co-owners, renters or occupants shall respect the regulations in force (and ensure that the members of their family and all their guests respect the regulations) under penalty of expulsion;
- All persons in the common areas or using the amenities are required to comply with the regulations in force;
- All persons in the common spaces or using the amenities are required to ensure the tranquility of the premises and to respect the other residents on site;
- Smoking is strictly forbidden in all the common areas;
- For your own safety and the safety of all co-owners please follow all instructions and use the common areas and amenities only when they are available and there are no signs indicating that they are closed or undergoing maintenance;
- All co-owners are liable, with respect to the co-owners' association, for any damage caused by their fault or negligence. Thus, all co-owners are required to reimburse the co-owners' association any and all amounts arising following any damage to the common areas caused by a co-owner himself, or by his family or guests.

UTILISATION DES AIRES COMMUNES

THE GYM (PHASE 4)

The gym, located on the ground floor (phase 4) is accessible every day from 6 am to 11 pm, with the use of your chip. No pets are allowed in the gym. Music must be listened to with the use of headphones in order to avoid disturbing other residents. A maximum of four (4) people per condominium unit including the occupant(s) is allowed in the gym. In addition, in order to keep the area pleasant and clean, it is essential that you clean the equipment after use and that you put the equipment back to its place when you are finished.

Please be careful when using the free weights, placing them gently on the floor to avoid noise that may cause inconvenience to the neighbours. Proper attire is required in the gym, including a garment that covers the upper body, and the wearing of shoes is mandatory. No food or beverage is allowed in the gym, with the exception of water bottles. We also ask that you leave all the equipment on site to allow all residents the opportunity to enjoy it. Do not leave any personal belongings in the gym after you leave.

PARKING

Parking is located in the basement in all phases. Some homes (even numbered) have indoor parking within their residence. Odd-numbered homeowners can purchase parking in the basement of Phase 2.

Your parking space, if you have one, has been assigned to you. You should have already received the remote control that grants access to the parking lots at the same time you received the rest of your keys, at the signing at the DevMcGill's office. If this is not the case, please contact Cogir's customer service by email at service@takvillage.com

If you lose the remote control for the parking area, please contact the condominium manager as soon as possible to deactivate your controller and get a new one at your own expense.

STORAGE

Storage spaces are locked at all times. You should have already been assigned a storage space number and given a key to unlock the room. If this is not the case, please contact Cogir's customer service. For the safety of your belongings, we ask that you respect the storage space assigned to you and that you don't leave anything outside of it.

If you do not have a storage space and you would like to purchase one, you can contact Cogir's customer service to find out if there are any storage spaces still available.

It is important that stored items do not exceed the height of your locker racks as the protection of the sprinklers in case of fire will not be adequate. Also, no equipment should be located above the sprinkler line to avoid an unfortunate snag that could trigger a fire alarm.

UTILISATION DES AIRES COMMUNES

BICYCLE STORAGE

The bicycle storage, located in the basement, is accessible at all times. The bike stations are available to all and spaces can not be reserved. Please respect the bicycles of other residents and be sure to close the door behind you when you leave (if applicable).

GARBAGE AND RECYCLING ROOMS

The garbage and recycling rooms are located in the basement between phase 3 & 5. We invite you to deposit your waste and recycling in the bins meant for those purposes.

No garbage or recycling bags should be left in the hallways or on the floor. To avoid damage to the hallway carpets, we ask that you securely close your bags and double-bag those that may drip.

COLLECTION OF BULKY OBJECTS

DEPOSIT AREA

Your garbage and recycling bags must be deposited in the garbage and recycling room located in the basement of the building.

COLLECTION OF BULKY OBJECTS

Please call the City of Montreal at 3-1-1 for information about the collection of bulky objects.

PLANTING BOXES

Planters are provided with your unit. To avoid breakage, the planters must be emptied and protected before the first frost.

Removable planters are only available for houses with terraces (even numbers and houses 1 and 15)



PHASE 7
TOWNHOUSES



PHASE 7
TOWNHOUSES



PHASE 5
TOWNHOUSES

PHASE 3
BACK-TO-BACK
TOWNHOUSES



PHASE 6
CONDOS

PHASE 4
CONDOS

PHASE 2
STACKED
TOWNHOUSES

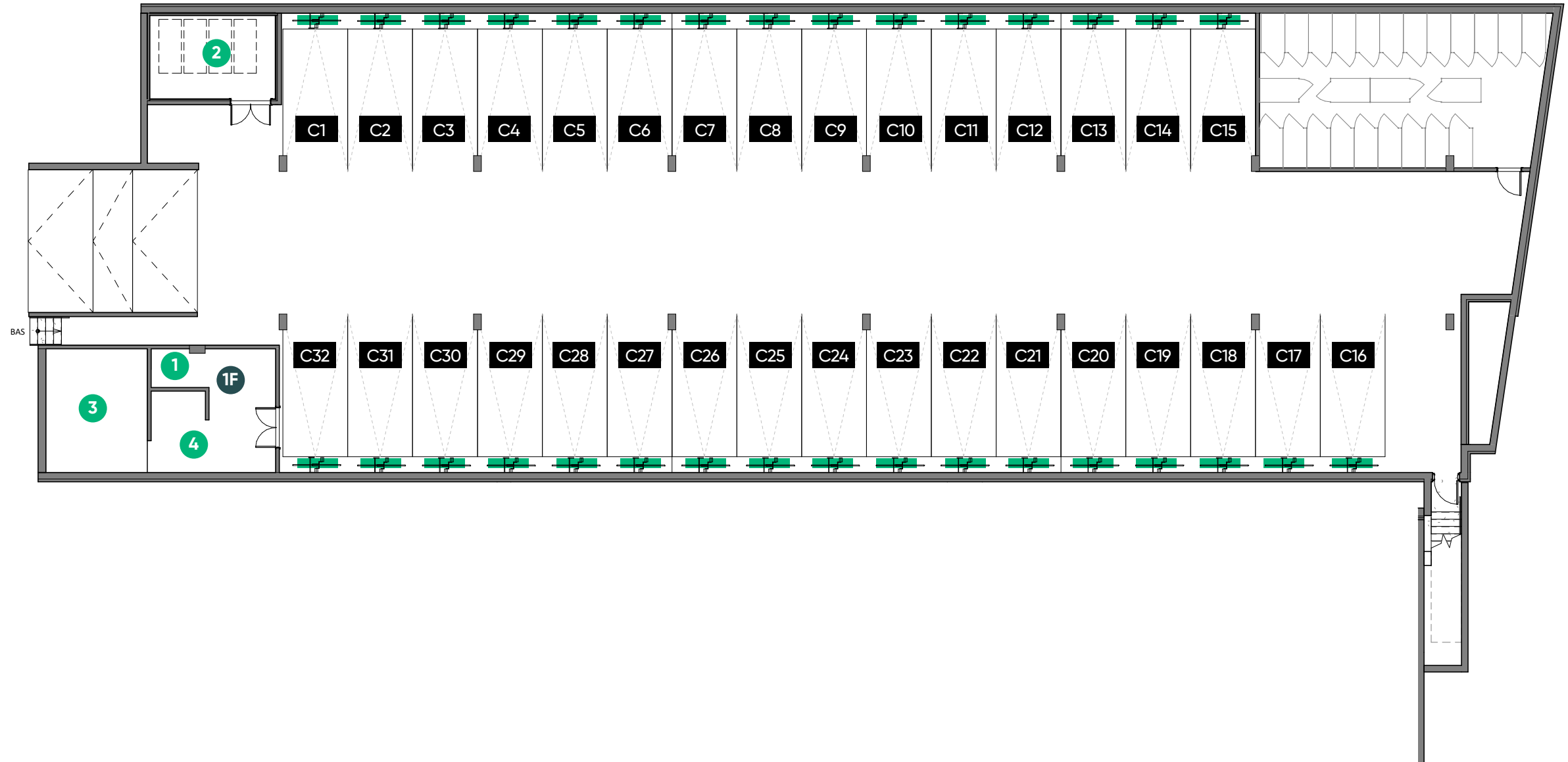
PHASE 1
CONDOS

FLOOR PLAN

UNDERGROUND

CAPTION

- 1. TELECOMMUNICATIONS ROOM
- 2. GARBAGE & RECYCLING ROOM
- 3. ELECTRIC ROOM
- 4. MECHANICAL ROOM
- PARKING SPACES
- BIKE STORAGE



MY TELEPHONE DIRECTORY

MY TOWNHOUSE

PROPERTY MANAGER

SolutionCondo.com™
Web Estate Management (2009) inc.
1751 Richardson Street #6115
Montreal (QC) H3K 1G6
T **514 935.6999**
F **514 375.1293**
E takvillage1@in.solutioncondo.com
www.SolutionCondo.com

NOTARY

Josée Bergeron, notaire
Millowitz Hodes Bergeron, notaires
3433 Stanley Street
Montreal (QC) H3A 1S2
T **514 879.1341 ext 126**
F **514 879.1340**

CUSTOMER SERVICE

SEC Gilford
385 Viger Avenue, Suite 200
Montreal (QC) H2Z 0C2
T **514 819.2255**
E service@takvillage.com

WARRANTY PLAN

Plan de garantie GCR
4101 Molson Street, 3rd floor
Montreal (Québec) H1Y 3L1
T **514 657.2333**
www.garantiegcr.com

MY SUPPLIERS

HYDRO-QUÉBEC

Monday to Friday
8 am to 6 pm
T **514 385.7252**

GAZ MÉTRO / ÉNERGIR

Monday to Friday
8 am to 6 pm
T **1-800 875.6202**

VIDÉOTRON

Cable and telephone services
Monday to Friday
7:30 am to 9:30 pm
Saturday to Sunday
8 am to 5:30 pm
T **1-800 512.0911**

BELL

Cable and telephone services
Monday to Friday
8 am to 7 pm
Saturday to Sunday
8 am to 5 pm
T **514 310.2355**

APPLIANCES

JC Perreault
T **450 588.0886 ext 6266**
E sophie.lebire@jcperreault.com

FLOORING AND CERAMIC

Plancher Émard
T **450 622.9460**

AIR-CONDITIONING

Ventitech
T **514 467.4442**

KITCHEN AND COUNTER

Cuisitec
T **418 397.5432**

PLUMBING

MPA mécanique
T **450 918.1338**

ELECTRICIAN

HEC3
T **450 655.3939**

WINDOWS

Fenplast
T **514 990.0012**

MY BOROUGH

VILLE DE MONTRÉAL –

CITIZEN SERVICES

BUREAU ACCÈS MONTRÉAL

ROSEMONT-LA PETITE-PATRIE

5650 d'Iberville Street
Montreal (QC) H2G 1H2
Monday to Friday
8:30 am to 4:30 pm

T **3-1-1**

E info-rpp@ville.montreal.qc.ca

ÉCO-QUARTIER

DISTRICT

ROSEMONT-LA PETITE-PATRIE

1659 Beaubien Street, East
Montreal (QC) H2G 1L4

T **514 518.2023**

EMERGENCY AND HEALTH SERVICES

POLICE – FIREMAN –

AMBULANCE

9-1-1

A Bustling Village



With cycling and pedestrian accessibility indexes of 93% and 85% respectively, together with several nearby bus stops, everything you need, ranging from daycare centres to trendy cafés, is close by.

Restaurants/Pastry shops

1. YULCITÉ Café Urbain
2. LABARAKE Caserne à Manger
3. Chocolats Favoris
4. Station W
5. Hoogan et Beaufort
6. Mamie Clafoutis Angus
7. Pizzeria Caldo
8. Mito Sushi
9. La Succursale
10. Pot Masson
11. Café Léopard
12. Rose Ross - cuisine du marché
13. Boulangerie Co'Pains D'abord
14. Gaston
15. Magnolia

Grocery stores/Commercial Businesses

1. Maxi
2. Canadian Tire
3. Locomotion studio d'entraînement
4. SAQ Sélection
5. Provigo
6. Odessa Poissonnier
7. Métro
8. Rose ou Bleu
9. Rona Quincaillerie
10. Citron que c'est bon!
11. SAQ Sélection
12. Maxi
13. Les Épcurieux

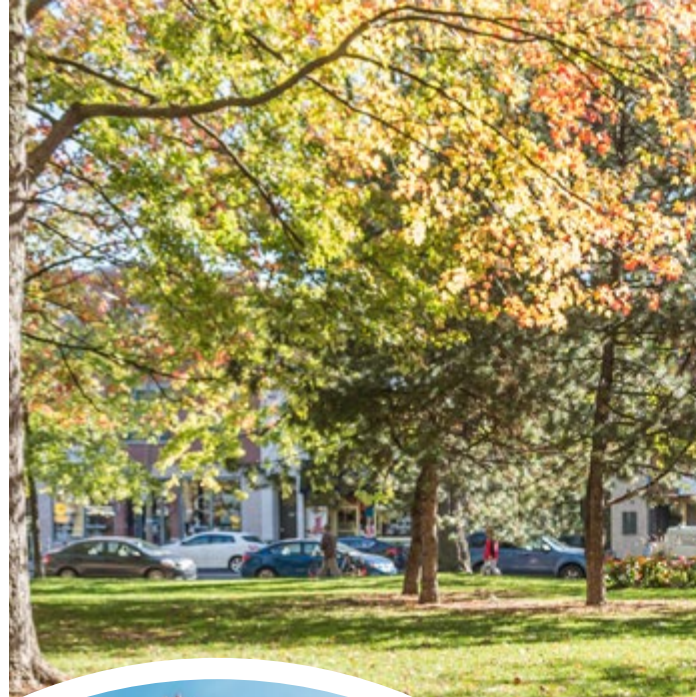
Drugstores/Banks

1. Pharmacie Brunet
2. TD Canada Trust
3. Clinique Médicale Angus
4. Uniprix
5. Banque Laurentienne
6. Banque Nationale
7. BMO
8. Caisse Desjardins

Schools/Daycares

1. Paroisse Saint-Émile
2. Collège Ville-Marie
3. Garderie Le Meilleur de la Petite Enfance
4. Garderie chez Ma Fée Royale
5. Garderie éducative l'Arc-En-Ciel
6. Garderie éducative Sous La Bonne Étoile
7. CPE Cœurs de l'Île
8. Garderie éducative Libellules et Papillons
9. École Saint-Jean-de-la-Lande
10. Garderie éducative Mila
11. Collège Jean-Eudes

- Parks
- Railway
- Line 427 (Guy-Concordia station)
- Line 27 (Laurier station)
- Ligne 25 (Préfontaine station)



TECHNICAL AND MAINTENANCE

Unfortunately the technical documentation provided by some of the suppliers is only available in French.
If you need to, you can contact the companies directly for specifications.

KEY LIST*

**PORTES D'ENTRÉES DU BÂTIMENT
ET ACCÈS AUX ZONES COMMUNES :**

2 CHIPS

UNIT DOOR:2 KEYS
DOCTEUR DE LA SERRURE**MAIL BOX:**

2 KEYS

To obtain your post office box key, you must complete an online form from Canada Post by clicking on the following link:

www.canadapost-postescanada.ca/scp/fr/soutien/bc/reception/boites-postales-communautaires/avoir-de-nouvelles-cles-de-boite-postale-communautaires

STORAGE ROOM (IF APPLICABLE):

2 KEYS PER STORAGE UNIT

PARKING (IF APPLICABLE):

1 REMOTE CONTROL

DOCTEUR DE LA SERRURE

www.docteurdelaserrure.com

T 450 679-9499

WHITE PAINT-USEFUL
INFORMATION

CEILING, WALLS, DOORS, FRAMES, BASEBOARDS.

COMPAGNY::

GROUPE COLORISME

COLOR:

WHITE BOULEAU (PEINTURE MF)

FINISH:

CEILING: PROLINE BLEU 6038 AUTOSCELLANT MAT
WALLS, DOORS AND DROP CEILING: PROLINE BLEU 6040 VELOURS AUTOSCELLANT



APPLIANCES



NN-ST785S
PANASONIC
20" Countertop
Microwave



INHC29SS600-B
FABER
28" Built-in hood



YKSEG700ESS
KITCHEN AID
30" Electric Range



KSIB900ESS
KITCHEN AID
30" Induction Electric Range

EXTRA 100\$ +TX

APPLIANCES



KRFC302ESS
KITCHEN AID
36" stainless steel
refrigerator
• Energy Star



KDTE204KPS
KITCHEN AID
24" built-in dishwasher
with front panel
• 5 washing programs
• Stainless steel interior
• Energy Star

CLOSING YOUR MAIN WATER LINES

Each unit is provided with an access hatch located above the water heater. We recommend that you locate it and make sure it remains clear at all times. During work, water damage or prolonged absence, we recommend that you close the cold water and hot water valves.



AIR CONDITIONER MAINTENANCE

Your unit is equipped with one or more air conditioners* wall or ceiling. Regular cleaning of the filter is essential. We recommend that this be done at least four (4) times per year.

Using a stepladder, open the access panel (hinged along its length). Then remove, for cleaning, the filter which is held in place by brackets placed on the side of the unit. Once the filter has been washed and dried, reinsert it and close the panel.

If the filter is not cleaned on a regular basis, the air conditioner's components could suffer damage and the unit's warranty would be voided. In addition, should the filter become blocked, water or condensation will likely seep from the unit.



*Brand may vary.



Refer to the manufacturer's instruction manual for additional information.

MAINTENANCE OF THE VANE AIR EXCHANGER

Your condominium apartment is equipped with a Direct Air exchange system which is located inside the front closet. This system changes the air in your condo. It removes the stale air through the bathroom fan and replaces it through vents in every room with fresh outdoor air.

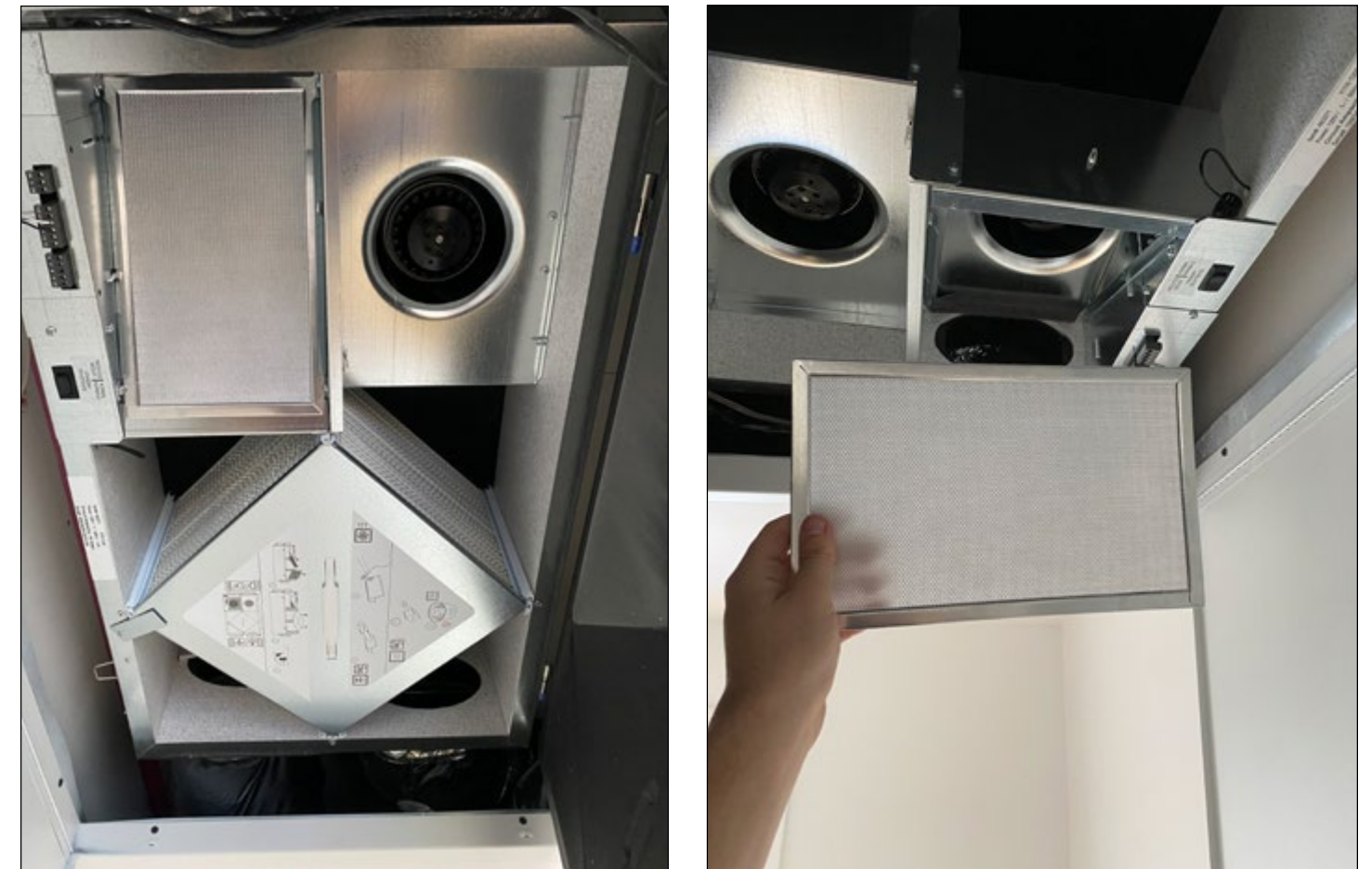


The system is activated through the living room's thermostat.



Once activated, the air exchanger starts concurrently with the bathroom fan. That is to be expected. The two are linked. One brings in fresh air while the other simultaneously expels it.

Thorough cleaning of the module's filter, as needed, is important. To do this, locate the module in the front closet. Disengage the two latches underneath the module. Open the access door and remove the filter in the module.



Refer to the manufacturer's instruction manual for additional information.

WINDOW CONDENSATION

Quebec has a special climate that requires some adaptation: cold and dry in winter, hot and humid in summer. Humidity management in the units is one of the first causes of irritation for new condominium residents. To alleviate this problem, a new equipment is now mandatory in new constructions: **the air exchanger**.

This machine brings outside air called “*fresh air*”, filtered and heated, into your unit, then takes out the air of your unit called “*stale air*”, loaded with condensation and humidity.

In the past, buildings were less well insulated and the exchange of air and humidity was done through the walls, frames and doors, which is why there were fewer problems with condensation.

The new constructions being very (too) airtight, the air exchanger makes it possible to palliate this problem by ensuring the circulation and the renewal of the air at any time.

When warm air, loaded with water vapor, comes into contact with a sufficiently cold surface, it reaches its dew point; this is when the water vapor condenses and turns into drops on colder surfaces, such as windows, certain concrete surfaces and even certain colder exterior walls that are too close to furniture. In winter, this situation is common since the windows bridge the gap between the negative outside temperatures and the warmer temperature inside a unit (usually around twenty degrees Celsius). Added to this is the humidity that is created by the occupants' living habits.

With a few good recommendations, you will quickly be able to learn how to tame your air exchanger according to your activity and the number of occupants. **The humidity level in your unit is influenced by many personal factors (number of occupants, hygiene habits, cooking habits, etc.) and by the characteristics of your unit (size, orientation, floor on which it is located, etc.).**

If you notice condensation on your windows, on the concrete parts of your unit or on the exterior walls, here are the first steps to take

- Make sure to **turn on your air exchanger** (intermittent or continuous function, depending on your model) as well as **turn on the mechanical ventilation in your bathroom** when you take a shower or a bath;
- Get a good quality hygrometer to **monitor the humidity level** in your condo and maintain it according to the relative humidity chart (see table below);
- Be sure to keep the windows **clear of curtains**, blinds or any other furniture to ensure ventilation and air movement on these elements;
- When cooking (hot plate or oven), it is recommended to **use your hood** to evacuate water vapors and to increase the power of your air exchanger;
- Make sure your **filters are cleaned or changed** regularly.

A better understanding of your air exchanger has many benefits, such as humidity management which will make the quality of life in your unit more pleasant, reduction of condensation on the windows, which can lead, if neglected, to water infiltration and mold growth on the window frames and walls as well as preservation of your floor, which does not appreciate high humidity variations.

Outdoor temperature	Recommended indoor relative humidity to avoid condensation
-30°C	15%
-29°C à -25°C	20%
-24°C à -18°C	25%
-17°C à -12°C	30%
-11°C à -6°C	35%
-5°C à 0°C	40%



ENTRETIEN POUR SURFACE MURALE

TRAITEMENT INITIAL

- ❖ Préparer une solution de nettoyage à PH neutre et sans abrasifs en suivant les instructions du fabricant
- ❖ Appliquer cette solution sur les murs à l'aide d'un linge propre, d'un tampon ou d'une éponge.
- ❖ Nettoyer les murs de bas en haut. Puisque la partie inférieure a été nettoyée, l'eau a été absorbée dans la surface, ce qui empêchera la pénétration de la saleté ou la striation de la surface du mur.
- ❖ Nettoyer de petites surfaces à la fois
- ❖ Frotter les taches difficiles à l'aide de tampons de nylon blanc, saturés de la solution de nettoyage.
- ❖ Ne pas utiliser de l'aine d'acier.
- ❖ Enlever la solution sale des murs à l'aide d'une éponge humide propre, d'un linge ou d'une vadrouille à mur humectée légèrement d'eau froide propre.
- ❖ Sécher les murs avec un linge doux propre et enlever tout résidu de la solution de nettoyage, Humecter si nécessaire.
- ❖ Polir le tout avec un linge sec et laisser sécher complètement à l'air.

ENTRETIEN QUOTIDIEN

- ❖ Enlever toute souillure à l'aide d'un linge ou d'une éponge humide.

ENTRETIEN PÉRIODIQUE

- ❖ Préparer une solution de nettoyage à PH neutre et sans abrasifs en suivant les instructions du fabricant
- ❖ Appliquer cette solution sur les murs à l'aide d'un linge propre, d'un tampon ou d'une éponge.
- ❖ Nettoyer les murs de bas en haut. Puisque la partie inférieure a été nettoyée, l'eau a été absorbée dans la surface, ce qui empêchera la pénétration de la saleté ou la striation de la surface du mur.
- ❖ Nettoyer de petites surfaces à la fois
- ❖ Frotter les taches difficiles à l'aide de tampons de nylon blanc, saturés de la solution de nettoyage.
- ❖ Ne pas utiliser de l'aine d'acier.
- ❖ Enlever la solution sale des murs à l'aide d'une éponge humide propre, d'un linge ou d'une vadrouille à mur humectée légèrement d'eau froide propre.
- ❖ Sécher les murs avec un linge doux propre et enlever tout résidu de la solution de nettoyage, Humecter si nécessaire.
- ❖ Polir le tout avec un linge sec et laisser sécher complètement à l'air.



ENTRETIEN POUR SURFACE DE PLANCHER

TRAITEMENT INITIAL

- ❖ Enlever la saleté avec un balai.
- ❖ Enlever la poussière avec une vadrouille à poussière non huileuse, ou un aspirateur commercial.
- ❖ Préparer une solution de nettoyage selon les instructions du fabricant. Appliquer et laisser agir pour une période suffisante afin de détacher la saleté.
- ❖ Frotter avec une brosse à fibre ou tampon beige sur une machine rotative. N'employer pas de laine d'acier.
- ❖ Enlever la solution sale avec un aspirateur ou une vadrouille
- ❖ Rincer avec de l'eau propre et tiède. Changer l'eau fréquemment.
- ❖ Rincer une deuxième fois avec de l'eau propre et tiède.
- ❖ Enlever l'eau avec un aspirateur, une vadrouille ou une frotteuse automatique.
- ❖ Laisser sécher pendant quatre heures ou jusqu'au lendemain selon le degré d'humidité avant de permettre l'accès au public.

ENTRETIEN QUOTIDIEN

- ❖ Enlever la poussière avec une vadrouille à poussière non-huileuse d'une grandeur appropriée pour le plancher.
- ❖ Enlever la poussière de la vadrouille souvent avec un aspirateur.
- ❖ Enlever toute souillure de liquide immédiatement à l'aide d'une vadrouille humide
- ❖ Passer une vadrouille humide sur le plancher avec un savon à PH neutre sans abrasif et de bien rincer après chaque lavage afin d'enlever tout résidu de savon.

ENTRETIEN PÉRIODIQUE

- ❖ Passer une vadrouille humide avec un savon à PH neutre et sans abrasifs.
- ❖ Frotter avec une machine à plancher et brosse à fibre ou avec une vadrouille humide.
- ❖ Ramasser la solution sale avec un aspirateur ou une vadrouille humide.
- ❖ Rincer avec de l'eau propre et tiède. Changer l'eau fréquemment.
- ❖ Laisser sécher avant de permettre l'accès au public.

À NOTER

- *Pour que les revêtements de sol conservent leurs performances et leur aspect visuel, il est important de bien les entretenir.*
- *L'intervalle entre deux entretiens varie en fonction de l'emplacement et de l'usage de la zone concernée.*
- *Il faut sélectionner et manipuler les produits d'entretien, quels qu'ils soient, en respectant les consignes du fabricant.*
- *Avant de nettoyer les surfaces de plancher et pendant le processus de nettoyage, il est important que les vadrouilles ou les tampons, le seau et l'eau soient propres. L'eau doit être changée souvent.*

An overhead view of a group of eight people sitting around a long, rustic wooden table on a green lawn. The table is set with white plates, glasses, and small floral centerpieces. The people are dressed in casual to semi-formal attire, including white shirts, dresses, and hats. The scene is brightly lit, suggesting a sunny day. The text 'FREQUENTLY ASKED QUESTIONS' is overlaid in a light pink, serif font on the right side of the image. There are also decorative pink shapes: a large curved shape in the top left and a solid circle in the bottom right.

FREQUENTLY ASKED QUESTIONS

IN MY TOWNHOUSE

What should I do if something breaks in my townhouse (water leak, hot water tank, clogged plumbing, etc.)?

Verify the warranty period specified in the ACQ guarantee plan which you signed during the inspection of your condo. If you are still covered, send a detailed email + pictures if possible to Cogir Customer Service at: service@takvillage.com, to inform them of the problem.

If you're no longer covered by the warranty, you must refer to a certified specialist.

I have no idea how to use my thermostat. What do I do?

Refer to the Thermostat user manual online: www.devmcgill.com/guide-du-propretaire

One of my doors doesn't close properly. What do I do?

If you're still covered under the warranty, send an email to Cogir Customer Service (service@takvillage.com). If you're no longer covered by the warranty, you must refer to a certified specialist.

Can I change the locks of my unit?

Yes, but you must absolutely give the manager of the Co-owners Association a duplicate of the new key. However, you may not change the design or model of the lock.

Can I make copies of my keys?

Yes, but because the keys are secure keys, you must communicate with the manager of the Co-owners' Association in order to get copies, at your expenses.

Am I allowed to have a pet in my unit?

Dogs and cats are allowed in the current co-ownership charter. To find out which pets are allowed and which are not, please refer to the rules in force of the Co-owners Association.

What do I do if I lose my remote for the garage or my access chip?

You must contact the manager of the Co-owners Association to deactivate it and order a new one, at your own expense.

COMMON AREAS AND OTHER SPACES

Are BBQs permitted?

Yes, BBQs are permitted under the current Co-owners Syndicate charter.

Can I put a satellite dish on my balcony?

No. For access to cable, there is a telecommunications room located on each floor of the building. Contact Bell or Videotron for connection. Satellite dishes are not permitted. Be sure to consult the Co-owners Association regulations in force for details.

Can I store items in my parking area?

No. No items other than a vehicle or a bike (locked on the bike rack) can be left unattended in the parking area.

FINANCIAL MATTERS

CONDO FEES

When do I have to pay my condo fees?

Condo fees are payable on the first day of each month. It is recommended that you send post-dated checks to the Co-owners Association Manager if you plan to be away for a certain period of time. After the first general meeting of the co-owners, those who wish to, may make post-dated checks or set up pre-authorized payments. The condominium association will provide you with a form for this purpose.

Does Tak have a guarantee plan that protects consumers?

Tak subscribes to the guarantee plan for new homes, the Plan de Garantie ACQ Inc. For more information call 514 354-7526.

What is the Plan de Garantie GCR?

The Plan de Garantie GCR is an administrator that guarantees the work of contractors in order to protect consumers, i.e. they are responsible for the work performed by contractors and apply the guarantee if a contractor cannot meet his obligations. By choosing a licensed GCR contractor, you are ensured that you are dealing with a competent and recognized contractor.

YOUR GUARANTEE

Remember that the developer offers a one-year guarantee from the signing of the deed of sale for the correction of any defects*.

Once this period has expired, the client is invited to contact the new home guarantee provider and/or directly the supplier concerned, depending on the type of problem to be reported.

*Essentially, a defect is a poorly executed work, but which does not affect the structure of the building. It is a minor defect, without any element of seriousness, which does not cause major inconveniences or risks for the safety of the occupants or for the integrity of the building.

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