

THUNDER BAY FACT SHEET

[www.ThunderBayCondos.com](http://www.ThunderBayCondos.com)

1. ASSOCIATION FEES INCLUDE REFUSE PICK-UP, OUTSIDE MAINTENANCE AND REPAIRS, OUTSIDE LIGHTING, OUTSIDE INSURANCE, AND WATER FOR SPRINKLER SYSTEM. (NOTE: THE INSIDE INSURANCE, INSIDE UTILITIES, AND TAXES ARE YOUR INDIVIDUAL RESPONSIBILITY).

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2. ALL CONDOMINIUMS ARE BUILT ACCORDING TO STANDARD FEATURES AND SPECIFICATIONS. THE INDIVIDUAL MODEL SHEETS IN THE BROCHURE SHOW THE STANDARD FEATURES. IF YOU DO NOT FIND IT ON THE SHEET, YOU CAN ASSUME THAT IT IS NOT A STANDARD ITEM, EVEN IF YOU SEE IT IN THE MODEL.

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3. ALL CONDOMINIUMS INCLUDE STANDARD FLOOR COVERING AND STANDARD LIGHT FIXTURES AS SHOWN IN THE MODEL SELECTION ROOM.

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4. ALL CONDOMINIUMS ARE PAINTED AN OFF-WHITE INTERIOR PAINT ONLY. DOORS AND WOOD TRIM ARE TO BE PAINTED WITH A NEUTRAL SEMI-GLOSS AND BASE MOLDING THE SAME AS THE WALLS.

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5. ALL CONDOMINIUMS INCLUDE MEDICINE CABINETS IN BATHROOMS AND BATH EXHAUST FANS IN ALL BATHROOMS.

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6. ALL CONDOMINIUMS INCLUDE A CHOICE OF WHITE OR ALMOND/BONE COLOR FOR THE BATHROOM PLUMBING FIXTURES, DISHWASHER, AND KITCHEN RANGE HOOD.

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7. ALL CONDOMINIUM GARAGES INCLUDE DRYWALL AND TAPE AT INTERIOR WALLS.

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8. ALL CONDOMINIUMS INCLUDE ONE OUTSIDE ELECTRIC OUTLET AND ONE HOSE BIB, IN STANDARD LOCATIONS.

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9. ALL CONDOMINIUMS WITH A FIREPLACE INCLUDE A BRICK FACE AROUND OPENING WITH A BRICK HEARTH AND WOOD MANTLE.

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10. ALL CONDOMINIUMS INCLUDE YOUR CHOICE OF 220 ELECTRIC PLUG OR GAS LINE FOR STOVE & DRYER, AND THE LAUNDRY DRYER VENT PREP. THE LAUNDRY WASHER CONNECTION VALVES (BOILER DRAIN COCKS) ARE AVAILABLE AS AN OPTION, BUT NOT INCLUDED.

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11. ALL CONDOMINIUMS WITH PRIVATE COURTYARDS INCLUDE A FINAL GRADE IN THE COURTYARD GROUND. BRICK PAVERS OR DECKS MAY BE CONTRACTED BY YOU AFTER CLOSING.

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12. ALL MODIFICATIONS TO THE EXTERIOR OF THE GROUNDS OR BUILDING REQUIRE ASSOCIATION APPROVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, DECKS, PATIOS, EXTERIOR LIGHT FIXTURES, STATUES, ETC.