



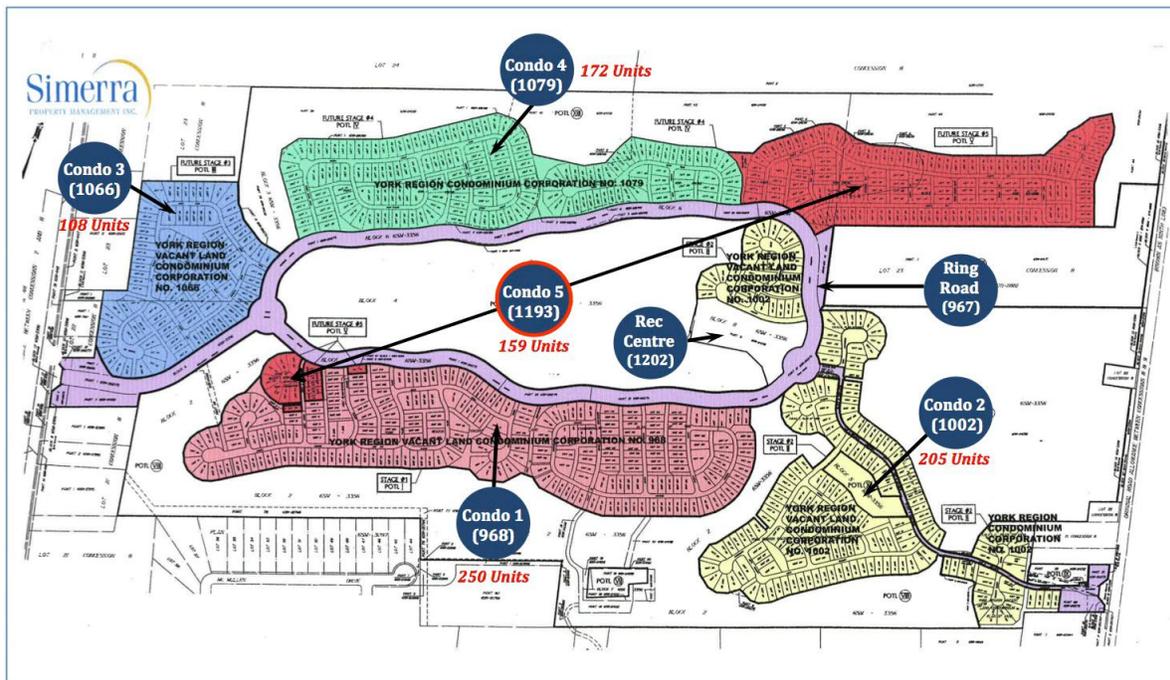
Welcome to the Ballantrae Golf & Country Club Condominium Community!

This is who we are, how we're organized and what influences our lifestyle...

The Ballantrae Golf & Country Club (BG&CC) is one of the exclusive hallmarks of the Schickedanz Bros. Limited, a family of builders since 1951. It is a neighbourhood of stunning detached bungalow designs built around a championship 18-hole golf course. The Development consists of five (5) residential condominiums having a total of 894 homes with its own Recreation Centre and Water Treatment Plant. Condo 1002 consists of 205 homes and is one of the five residential condo corporations that make up the BG&CC community. The structure and organization of each condo corporation is controlled by a Declaration. The Declaration essentially serves as "the constitution" of a condominium that describes in detail the function, powers and rights of the corporation, along with the obligations of the Owners. Each condo corporation has its own elected Board of Directors made up of five (5) volunteers that run the corporation on behalf of its Owners. In Condo 1002 we hold registered title to all property on which our homes stand, and together we share ownership and expenses of the "Common Elements". Some of these Common Elements are streets, street lights, sewage lines, walkways and gardens.

The Development also contains other Common Elements owned and controlled by the Developer. These are The Entry/Exit gates on Hwy 48 and on the Ninth Line, the Ring Roads (The Masters North and The Masters South), the First Round, the Final Round, Rawlings Gate, Legendary Trail, road allowances, the Gate House at Hwy 48, and the Storage Garage at the Ninth Line. The York Region Common Element Condominium Corporation (YRCECC) 967 is responsible for their year round maintenance and bills each condo individually for their share of maintenance expenses on a monthly basis.

Map of the Ballantrae Golf & Country Club Condominium Community



The Recreation Centre is an exclusive facility to be used and enjoyed by the Residents of the Ballantrae Golf & Country Club Community. It is a separate entity registered as York Region Vacant Land Condominium Corporation (YRVLCC) 1202 and is managed by FirstService Residential (FSR) and run by its 5-member Board of Directors consisting of one (1) Board member from each of the 5 Residential condominiums Boards. The Recreation Centre is owned by the five Residential corporations and their ownership interest is based on their percentage contributions to the Common Elements expenses. The Recreation Centre offers an indoor pool, whirlpool, saunas, exercise facilities, tennis and bocce courts, library, party room and lounge, a variety of wellness programs and much more. Entrance to the facility requires the use of an electronic key/fob which is issued to Owners by the Recreation Centre office. For more information please click on www.hotg.ca/Rec Centre.

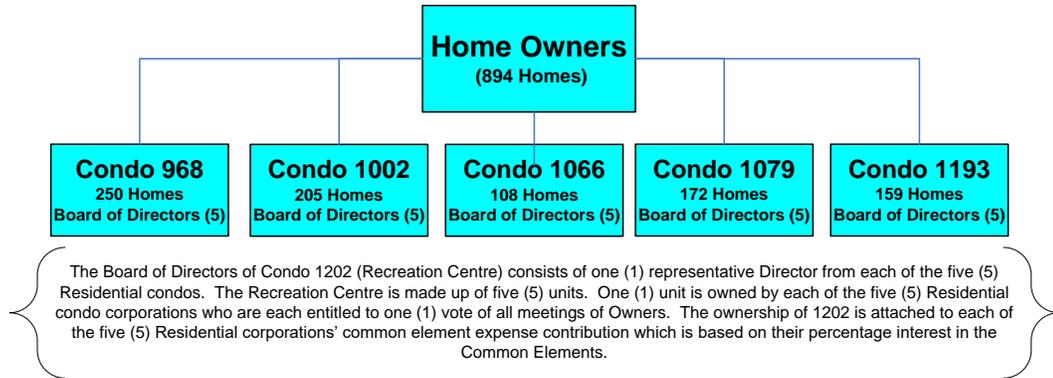
The Water Treatment Plant is privately owned and operated by Schickedanz Bros. Limited. It is located on the southern boundary of the Development. Each corporation is billed monthly for services provided.

The Ballantrae Golf Course, designed by the renowned course architect Doug Carrick, is a public course owned by the Developer and is currently leased and managed by Porcupine Management Ltd. Unless you are a paying player you are not allowed to trespass on golf course property. The wooded area along the Ninth Line is also private property and is part of the golf course. For more information please click on www.hotg.ca/Golf Club.

Every condominium corporation is governed by a Declaration and the Corporation's By-laws and Rules. Unfortunately, Declarations are not user friendly; they are not clear, are written in legalese, and are very difficult to understand. Condo 1002 has created an Owner's Manual to assist you with condo life. We have tried to present this information in a clear and understandable manner. However, in the event of a disagreement the Declaration remains the final authority on most matters. Some of the things included in this manual are community structure and guidelines for Owners, restrictions and rules. These rules greatly influence and guide our behavior as Residents; they are based on our Declaration and are in accordance with the *Ontario Condominium Act, 1998* as well as the *Human Rights Code* of each Province. Rules basically exist to promote the safety, security or welfare of Owners and their property as well as the Corporation's assets. They are intended to protect and preserve the beautiful streetscapes with the architectural finishes and fixtures that they were initially designed with. Rules also exist for the purpose of preventing unreasonable interference with Residents' use and enjoyment of their homes and Common Elements. The Owner's manual is available for viewing and downloading from Condo 1002's Webpage.

BALLANTRAE GOLF & COUNTRY CLUB (BG&CC)

Understanding the Organization and Relationships



Condo 1002 – Recreation Centre
Board of Directors (5)

The Recreation Centre is owned by the 5 Residential condos on the following %-age basis:
 Condo 968 (1) = 27.96% - Condo 1002 (2) = 22.93% - Condo 1066 (3) = 12.08% - Condo 1079 (4) = 10.24% - Condo 1173 (5) = 17.79%
 Laure Sheppard – Recreation Centre Front Desk Administrator

FirstService Residential
 Manages all 5 Residential Condos, the Recreation Centre & Condo 967
 Fred Mucci is the Regional Director GTA EAST

Andrea Kennedy – Senior Property Manager - Condos 967, 1066, 1079, 1202 & supervises all

Adam Hassan – Property Manager - Condos 968, 1002 & 1193

Melfer Property Maintenance is contracted by each of the 5 Residential Condos and the Recreation Centre 1202 and for Ring Roads (967).

Other Contractors & Services
 Auditor, Insurance, Engineers, Wellness Director and Day-to-Day Operations

The Developer
Schickedanz Bros. Ltd.
 Owns the Ballantrae Golf Club, Condo 967 and the Ballantrae Natural Resources Centre

Ballantrae Golf Club

Condo 967

Ballantrae Natural Resources Centre (Sewage Treatment Plant)

The Ballantrae Golf Club is a public course and is currently leased and managed by Porcupine Management Ltd. It also supplies and provides Irrigation services to the entire Condo complex. The Golf Course and ponds are owned by the developer of the BG&CC community, Schickedanz Bros. Ltd..

Condo 967 owns and manages the entry/exit gates and gate houses on Hwy 48 and Ninth Line, The Masters North, The Masters South, First Round, Final Round, Rawlings Gate and a significant portion of Legendary Trail. These access roads are for the use and enjoyment for the entire Condo community. Maintenance & repair expenses for these gates and roadways are shared amongst the five Condo Corporations and are billed monthly to each Condo.

The Ballantrae Gated Community is serviced by this private communal wastewater/sewage collection and treatment facility.

Prepared by GMD Condo 1002
 Rev Feb 9, 2022