



TOUCHSTONE

ON LAKE MUSKOKA

Q & A FOR VACATION HOMES

Does my cottage or villa come fully furnished?

Yes, your vacation home comes fully equipped with everything from the designer chosen rustically elegant Muskoka furnishings, to stainless steel appliances, to 16x9 aspect ratio flat screen TVs, to the high quality cutlery found in your gourmet kitchen.

What happens when the furnishings need to be replaced?

A Reserve Fund to pay for the cost of replacing your furniture and appliances will be established as part of the Common Element Budget. Each Owner will be required to contribute to it. Your Condominium Board will decide when and how it is spent.

Can I add accessories to my property?

Your cottage or villa has been designed to a level of luxury befitting a luxury vacation home paradise. It will be furnished and accessorized to high design standards. It is understandable that owners may wish to add personal touches to their unit, however, we strongly recommend that owners do not leave behind items that are not securely attached to the wall or furniture.

What about outdoor furniture?

In an effort to create a uniform look for the Touchstone residences, we would ask that Owners refrain from purchasing patio furniture or outdoor accessories on their own. Touchstone will provide outdoor furniture for the balconies and decks as per the furniture plan for each suite. The furniture configuration will depend on the size of the unit and the size of the patio area.

May I choose to furnish my vacation home myself?

No. Because there is the possibility you or another fractional owner may choose to contribute your vacation home to the Rental Pool, all of the vacation homes will be fully furnished so as to provide a common and luxurious experience to each person who visits Touchstone.

Is my Touchstone property air-conditioned?

Yes.

Will I have a barbecue on my deck or balcony?

Yes, each residence at Touchstone will be furnished with a quality gas barbecue for your cooking and entertaining pleasure.

How often is my vacation home cleaned by the resort?

Your vacation home is cleaned between each change of occupancy between fraction owners as well as a semi-annual spring and fall deep clean.

What type of owner storage will be made available?

The Cascade Villas will have a lockable owner's storage closet within each residence. The Grand Muskokan Cottages and Tree Top Villas will have larger indoor and outdoor storage spaces. In addition there will be conveniently located storage lockers for purchase. Please see your Sales Representative for details.

Can I bring our family pets to Touchstone?

Specific residences have been designated for those who have pets. Up to two pets weighing not more than 60 pounds will be permitted in these residences. If the pet is a dog, it must be kept on a leash at all times when it is on the resort.

Will I have access to all of the amenities at Touchstone?

Absolutely. The amenities are part of what make Touchstone such an incredible value and you are welcome to use them as much or as little as you like.

What are the maintenance charges for my resort home?

Your Touchstone cottage or villa is part of a luxury vacation home community that will be operated in a manner befitting its relaxed Muskoka nature. It is like belonging to a private club where you have exclusive access to a wide range of amenities and services in addition to owning a spacious, beautifully designed, fully furnished resort home. Common Element charges including utilities are estimated to be \$1.25 per square foot per month, per whole unit. Divide this amount by the fractional interest you purchase to determine your estimated Common Element charges per month. This compares favourably to Muskoka condominium vacation properties which typically range from \$1.00 - \$2.50 per square foot, but are relatively low because some of the Common Element costs will be paid for by the Resort Operator from their proceeds of the Rental Pool.

When will maintenance on my vacation home be performed?

Subject to occupancy, each residence will be maintained and repaired during one week in the spring and fall.

Is my Touchstone home protected by Tarion (formerly known as the Ontario New Home Warranty Program)?

No, Tarion was enacted for residential developments. As a commercial condominium, Touchstone will be built in accordance with the Ontario Building Code. The Vendor will also provide purchasers with the benefit of all warranties obtained from its suppliers and a Vendor's warranty for one year on all materials and construction.

Is smoking allowed?

Smoking is not permitted in the Touchstone residences or interior amenity spaces at any time.

How many homes will make up the Touchstone resort?

Only 80 lakefront vacation homes will be constructed at Touchstone. Down the road a future phase of low-rise Grand Muskokan Cottages or Cascade Villas

may be constructed across from the Grand Muskokan Cottages near the entrance to the property.

* Information and estimates subject to change