



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.

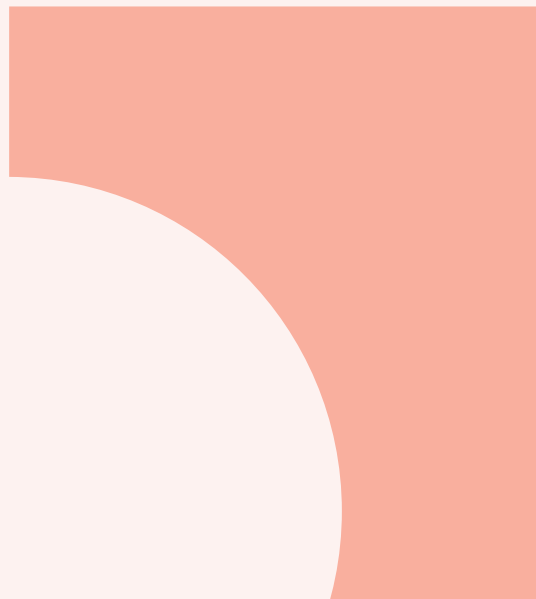


Table of contents

6-19

BUILDING
INFORMATION

20-27

TECHNICAL AND
MAINTENANCE

28-31

FREQUENTLY
ASKED QUESTIONS



A person is sitting on a white, fluffy rug. They are wearing a grey, textured knit sweater and blue denim jeans. Their right leg is bent, and their hand is resting on their knee. A wooden bowl filled with popcorn is on the rug next to them. In the background, there is a large green Monstera plant with white variegation. A dark teal triangle is in the top left corner.

BUILDING INFORMATION

USE AND MAINTENANCE OF MY CONDO

- 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: do not hang anything on the arm of the showerhead.

- 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.
- 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.
- Never remove the audio and visual wall indicators when painting or performing other work.
- Close water valves during periods of prolonged absences.

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

- 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.

USE OF THE COMMON AREAS

THE GYM (PHASE 4)

The gym, located on the ground floor 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.

If you are the last person to leave the gym, please be sure to turn off all the lights and close the windows.

USE OF THE COMMON AREAS

GARBAGE AND RECYCLING ROOMS

The garbage and recycling room is located outside in the same building as the electrical room but with a door - for which you have been given a key - located on the opposite side of the building from the electrical room.

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.



PHASE 6
CONDOS

PHASE 4
CONDOS

PHASE 7
TOWNHOUSES

PHASE 7
TOWNHOUSES

PHASE 5
TOWNHOUSES

PHASE 1
CONDOS



PHASE 3
BACK-TO-BACK
TOWNHOUSES

PHASE 2
STACKED
TOWNHOUSES



tak
VILLAGE

2800, rue Gilford
Rosemont (QC) H1Y 2B7

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.

A map showing the area around Parc Saint-Émile and Préfontaine station. The map includes the following features:

- Parc Saint-Émile**: A large green area labeled "Parc Saint-Émile".
- Rue Rachel E**: A street running diagonally from the top left towards the center.
- Rue Shebrooke E**: A street running diagonally from the bottom left towards the center.
- Préfontaine**: A station name located near the intersection of Rue Shebrooke E and a horizontal street.
- Green Circles with Numbers**: Several green circles containing the number "1" are scattered across the map, indicating specific locations of interest.
- Blue Dashed Line**: A horizontal dashed line running across the lower part of the map.
- Blue Arrow**: A blue arrow pointing right, located near the Préfontaine station name.

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

MY TELEPHONE DIRECTORY

MY CONDO

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

38 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.garantiegrcr.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 Mascouche

T 450 966.1226

AIR-CONDITIONING

Ventitech

T 514 467.4442

KITCHEN AND COUNTER

Armoires Agly

T 450 492.4234

PLUMBING

MPA

T 450 918.1338

ELECTRICIAN

Électricien 3

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





TECHNIQUE ET ENTRETIEN

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*

BUILDING FRONT DOOR	
GYM ACCESS:	2 CHIPS
UNIT DOOR:	2 KEYS
MAIL BOX:	SERRURIER L'ÉLITE
	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:	1 KEY PER STORAGE UNIT
GARBAGE AND RECYCLING ROOMS:	1 KEY
GARAGE ACCESS:	1 REMOTE CONTROL

SERRURIER L'ÉLITE
11560A Rivière-des-Prairies Boulevard
Montréal QC, H1C 1P9
T 514 648.9379

*If lost, please call the property manager (Solution Condo - 514 935-6999). Please note that you will be charged a fee.

WHITE PAINT-USEFUL INFORMATION

CEILINGS, WALLS, DOORS, FRAMES, BASEBOARDS.

COMPAGNY:

GROUPE COLORISME

COLOR:

WHITE BOULEAU (PEINTURE MF)

FINISH:

6040-0 VELVET SELF-PRIMING (WALLS, DOORS AND DROP CEILING)



CLOSING YOUR MAIN WATER LINES

Each condo is provided with an access hatch located in the bottom of a wall and most often located in a closet or in the laundry area. In some condos, these valves are located behind an access hatch with a dimension of about 30 cm by 30 cm. 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.

- 1- Using a flathead screwdriver (or butter knife), remove the latch from the hatch.
- 2- Then turn the handles so that they are perpendicular to the pipes.



AIR CONDITIONER MAINTENANCE

Your condo 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 VANEE AIR EXCHANGER

Your condominium apartment is equipped with a VANEE 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

Your condo's use and maintenance guide states that the humidity rate should be kept between 40% and 60% throughout the year in order to minimize your wood floor's expansion and contraction. There are some cases, however, where we recommend that you adjust the humidity rate as needed, depending on the outside temperature.

Condensation forms on windows when the temperature of the glass surface or the frame is lower than that of the humid air that surrounds it. The air's water vapour reverts to its liquid form when it comes into contact with these cold surfaces. Condensation may lead to stains or mould and may cause the paint on surfaces near the windows to chip. Condensed humidity may also appear in the form of ice or frost in cold areas or on cold surfaces.

The following table will help you set the humidity rate according to the outside temperature.

Outdoor Temperature	Recommended Interior Relative Humidity for Avoiding 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%

Due to the many personal factors which affect the humidity rate in your unit (number of people living there, habits relating to hygiene or concerning the preparation of food, etc.) as well as the condo's characteristics (size, direction, floor level, etc.), it is not possible to provide a universal method for controlling humidity. We may, however, offer some practical advice:

- Get yourself a good quality hygrometer.
- Be sure to use the kitchen and bathroom ventilators which blow the indoor air outside whenever, as the case may be, you are doing some cooking or taking a shower or a bath.
- Buy and use one or more portable humidifier and dehumidifier. Change the air by mechanical (FRESH AIR switch) or natural (open doors and windows) means.
- Interior window accessories such as curtains, blinds and valances should not impede air circulation around a window surface. Any impediment to air circulation will increase condensation on a window.



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

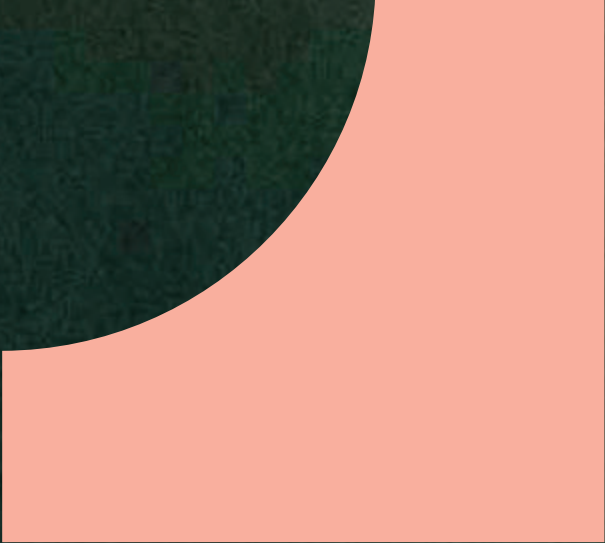
- ❖ Enlever la poussière avec une vadrouille à poussière non-huileuse d'une grandeur appropriée pour le plancher.
- ❖ Enlever la poussière de la vadrouille souvent avec un aspirateur.
- ❖ Enlever toute souillure de liquide immédiatement à l'aide d'une vadrouille humide
- ❖ Passer une vadrouille humide 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.*



FREQUENTLY ASKED QUESTIONS



IN THE UNIT

What should I do if something breaks in my condo (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.



takvillage.com



DevMcGill®
DIVISION DE COGIR IMMOBILIER