

**TOWN OF WAINWRIGHT
BAIER PHASE 3 RESIDENTIAL LOTS
SPECIAL CONDITIONS OF SALE**

1. No single detached residences or duplexes are allowed in R3 districts at this time.
2. No single detached residences are allowed in R2 districts at this time.
3. If more than two purchase agreements are held by one Purchaser, the penalty for default or cancellation of those purchase agreement(s) in excess of two is 10% of the purchase price. For the purpose of this condition, a purchase agreement is considered held until the subject building has reached the built-up stage of construction.
4. An agent can sign on behalf of owner but a letter of authorization is required.
5. Second or more parties to an agreement can sign at later date (within one week) or provide letter of authorization.
6. Lots in R3 district must be purchased starting from a corner or end of row and further purchases are to be adjacent to previously sold lots.
7. The Town will no longer supply any free topsoil and will only sell and deliver topsoil as supply and resources allow.
8. All driveways are to be hardsurfaced and landscaping complete within two years of occupancy.