

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

The Baier Phase 3A residential lots will be offered for sale starting October 1, 2007 on a first-come first-serve basis in accordance with the Town's Lot Purchase Terms Policy with the following conditions:

1. No permits will be issued (no construction to start) until power is installed.
2. Purchasers will have until April 30, 2008 to apply for permits.
3. No single detached residences or duplexes are allowed in R3 districts at this time.
4. No single detached residences are allowed in R2 districts at this time.
5. 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.
6. Agent can sign on behalf of owner but letter of authorization is required.
7. Second or more parties to an agreement can sign at later date (within one week) or provide letter of authorization.
8. Purchasers are limited to two purchase agreements until the remainder of purchasers in line (on October 1) have been able to make their purchase.
9. 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.
10. The Town will no longer supply any free topsoil and will only sell and deliver topsoil as supply and resources allow.
11. All driveways are to be hardsurfaced within two years of occupancy,