Buying a Condominium in Meadowbrook

(Reviewed/revised OCTOBER 2025)

When purchasing a condominium unit in Meadowbrook, you should be provided with and review the following documents. These documents should be provided to you by the seller or your lawyer.

1) Right to Cancel During Cooling-Off Period (Form 4)
2) Right to Cancel Because of a Material Change (Form 5)
3) Disclosure Statement by Seller (Form 2B)
4) Disclosure Statement by Condominium Corporation – (Form 3)
5) Condominium Corporation Budget for the current fiscal year
6) Budget for the next year's fiscal period if distributed to unit owners
7) Most recent financial statements – (Balance Sheet – Income Statement)
8) Most recent Auditor's Report
9) Current Declaration and amendments
10) Current By-laws and amendments
11) Current Rules
12) Property Management Agreement
13) Condominium Corporation Insurance Certificate
14) Meeting Notice of Special Meeting, or AGM if one is called soon after Possession
15) Reserve Fund Study update (or a summary of the study or update), if any.
16) Excerpts of the Condominium Plan

BUYERS SHOULD ENSURE THAT:

- Brydges Property Management is notified of your unit purchase as soon as the sale is a signed, and provide their contact information, possession date, name of realtor and name of lawyer; and
- Lawyer orders a Status Certificate (Form 8) available through Brydges Property Management

BUYERS SHOULD BE AWARE THAT:

- **a $1,000 Capital Infrastructure Fee is required to be paid to the Corporation at the time of possession. Additionally, an Initial Reserve Fund Fee of $100.00 is due upon purchase, in addition to the regular monthly fees.**

Please contact Lisa Fedick, Executive Administrator, Brydges Property Management with any questions you may have at: lisaf@brydgespm.com 204-489-9510 ext. 212