



Duplex Definition:

Duplex means a **separate building that is divided vertically into two separate dwelling units**, each of which has a separate entrance either directly or through a common vestibule.

Intentional Separation:

- CVHFH will build duplexes in a way so as to create the minimum amount of shared resources between the homeowners. The purpose of this is so that each homeowner is financially responsible for their half of the building and there is no need for shared expense accounts or agreements.
- Preferred Sites for duplexes will allow for separate;
 - Entrances
 - Driveways
 - Fenced off lawns
 - Parking spaces
 - Sheds
- Preferred sites for duplexes will be in areas that have town water and sewage so that each homeowner can have their own separate accounts.
- CVHFH will design the duplex to create as much delineation as possible between the two housing units, so that it is essentially like two houses with a shared common wall and it is clear which parts of the building each homeowner is responsible for.
- CVHFH will design floor plans of the duplexes so that there is a minimum amount of living space (bedrooms, living rooms, dining rooms) on the shared wall.
- CVHFH will soundproof the shared wall so that the two homeowners cannot hear each other and adopt other construction techniques to minimise unwanted noise.

Regulating Shared Assets:

CVHFH will work with it's real estate attorney to include any agreements in regards to shared assets/ resources between the two homeowners in the mortgage deed. There will be no homeowner's associations.

Applicant Notification:

Obvious shared assets on a site with a duplex will be communicated to homeowner applicants during the homeowner selection process.