

EVW Community Rules and Maintenance Reminder

To all Lot/ Unit Owners Effective Immediately:

**The EVW Condominium Corporation is enforcing the EVW Community
Bylaws.**

Please read carefully.

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On behalf of the EVW Condominium Corporation and the Developer, we are pleased with how much our community of EVW has transformed in the last few years, with the continuous addition of so many beautiful homes built or currently under construction.

EVW is truly feeling like it is an official “Community” with so many wonderful people who have filled these homes.

Our goal now as a “Community” is to focus on maintaining the beauty, pristine cleanliness and continuity in EVW to ensure a high standard of living for all of us to enjoy, which in turn also helps to maintain higher property values. The high caliber estate homes in EVW merit equal pride in the visual maintenance of our Community.

We are issuing this letter as a friendly reminder of the EVW Condominium Bylaws for Lot Owners, Builders and Home Owners. **To those of you who have hired a Builder, Landscape Contractor, or Realtor / Listing Agent, please forward this information to them. It is each Lot / Unit Owner’s responsibility to ensure their contractors and agents comply with the obligations of the Owners as defined in the Condominium Corporation Bylaws and the Lot Purchase and Sale Agreement with the Developer.** We will be focusing on making sure all obligations are satisfied. We would appreciate everyone’s cooperation in taking immediate action towards remedying any matters which may pertain to you.

Thank you in advance for your cooperation. In addition, thanks to those who have already met these obligations and continue to set a positive example.

IMPORTANT NOTICE TO ALL LOT / UNIT OWNERS & RESIDENCES:

Please ensure the following:

1. **UNAUTHORIZED VEHICLES AND STRUCTURES.** Please refer to Condo Corp Enforcement **Bylaws Clauses 52 & 54.**

Bylaw Clause 52 - PARKING AREAS: No Owner nor any of his family members, guests, tenants, occupiers, servants, agents or contractors shall park a vehicle or automobile on any part of the Common Property or the Common Area Units except:

- a) in areas, if any, designated for parking and during such times and in such manner as may be directed by the Board; and

- b) along that portion of the Common Area Unit(s) comprising a roadway provided such parking is temporary and provided ingress to and egress from the Units and through the Common Area Units is not obstructed and provided the motor vehicle being parked thereon is a private passenger automobile, sport utility vehicle, or truck being no greater than a ¾ ton.

Bylaw Clause 54 – STRUCTURES: No motor home, camper or trailer (either with or without living, sleeping or eating accommodation), nor any tent, shed or portable building shall be placed, located, kept or maintained on the Units or Common Area Units except with the prior written approval of the Board which approval may be subsequently withdrawn in which event the item shall be forthwith removed by the Owner who caused the same to be placed, located or kept or maintained within the Residence upon the Unit.

Please remove all unauthorized vehicles and structures immediately so to avoid towing and/or removal costs at Lot/ Unit Purchaser's expense, plus a fifteen percent (15%) administration fee and all applicable gst shall be paid to the EVW Condo Corp.

- 2. **CONSTRUCTION AND GARBAGE BIN REQUIREMENTS.** Please refer to clause 14 of your Lot Purchase and Sale Agreement with the Developer and the Condo Corp **Bylaw Clause 50 - GARBAGE:** Owners shall tightly wrap, tie and containerize their garbage and shall deal with and locate garbage and garbage containers as directed by the Board from time to time and shall observe all bylaws and regulations of the Municipality in that regard. The following rules must be observed with respect to trash equipment:

- a) debris shall be completely drip free before it leaves the Unit and carried to the pick-up areas in a careful manner and in a drip proof container; and
- b) cartons, boxes, crates, sticks of wood, bottles of other solid matter shall be placed in a neat manner for collection from the appropriate pick-up area; bulky items must be taken by the Owner to a municipal dump.

During construction the Purchaser shall at all times keep a garbage bin upon the Lot to contain all construction waste, and at all times the Purchaser shall keep the Lot in an orderly and tidy appearance to the satisfaction of the Developer. The Purchaser shall keep the Lot free from weeds, debris, waste and building materials (except when in actual use) and shall not dump the same on any lands owned by the municipality nor on any part of the Lands. In the event that the Purchaser does not comply with the terms of this paragraph, the Developer shall

have the right to remove such fill or remedy the Lot appearance, and all expenses incurred, plus a fifteen percent (15%) administration fee and all applicable gst to be for the account of the Purchaser.

3. **MANDATORY PORTABLE TOILETS ON CONSTRUCTION SITES.** It is mandatory that all lots under construction must have a portable toilet on site as written in the Occupational Health and Safety Standards of Alberta (as per **schedule 7 of OHSA**). If the Lot / Unit Owner and its respective Builder or trades does not comply to the OHSA, EVW Condo Corp will initiate involvement from OHSA's law enforcement officers to enforce this law.

4. **UNAUTHORIZED SIGNAGE, BILLBOARDS AND ADVERTISING MATTER.** Please refer to Condo Corp Enforcement **Bylaw Clause 46 – SIGNS:** No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of a Unit or Residence without the prior written consent of the EVW Condo Corp Board. All unauthorized signage including Builder signage, Realtor signage, Products & Services signage and Company Advertisement signage must be removed from the Units effective immediately. Any additional unauthorized signage disbursed within the EVW Community must also be removed effective immediately.

If unauthorized signage is not removed within 7 days from the date of this document issuance, EVW Condo Corp will remove all such signage and it shall be disposed of. All expenses incurred in remedying the issue, plus a (15%) administration fee and all applicable gst will be paid to the EVW Condo Corp.

If you are currently using a blue EVW sales sign at the front of your Lot / Unit to advertise your Lot / Unit, please ensure that it is updated with the correct contact information. As well, if your blue signage is not in compliance with the proper materials, font, color, sizing and consistency of the original signage to EVW, please contact **Brad** at **DEFINED SIGNS at (403) 255-2553** to make arrangements to fix your signage.

If the original blue sign is not currently being used for the purpose of advertising a Lot “for sale”, it should be removed from your Unit. The intent for the blue signage was to advertise Lots for sale in the EVW Community. All blue signs which are not being used and / or have outdated contact information are required to be removed effective immediately.

5. **FUTURE REALTOR SIGNAGE REQUIREMENTS.**

EVW Condo Corp is in the process of designing our own “official EVW Real Estate signage” intended to maintain a visual consistency and estate elegance throughout our Community. Once the signage design and logistics will be ready to proceed, the Condo Corp will notify all Lot/ Unit Owners with the information. From that time, all Realtors/ Listing Agents with listings in EVW will be required to change their listing signage to the official EVW Real Estate signage.

Until the official Real Estate signage is ready, the only Real Estate signage currently permitted in EVW is one “listing” sign provided by the Realtor/ Listing Agent on the Lot/ Unit of the listed property.

If an empty Lot / Unit currently “For Sale” has the “original” EVW blue signage at the front of the Lot / Unit, it will be exempt from requiring the official EVW Real Estate signage as long as the blue sign has the updated current Realtor / Listing Agent’s contact information in compliance with the proper materials, font, color, sizing and consistency of the original signage to EVW. If it does not, please contact **Brad** at **DEFINED SIGNS** at **(403)255-2553** to make arrangements to fix your signage effective immediately.

Realtor “open house” easel signs are permissible only for the day of the “open house” and must be removed immediately following the open house.

6. **EROSION CONTROL REQUIREMENTS.**

Please refer to **clauses 15 & 16** of your Lot Purchase and Sale Agreement with the Developer to ensure you understand and comply with the erosion control measures required in the community. A more detailed description of the requirements is also contained on the EVW website, under Owners / Document Downloads / EVW Builder Info March 2012.

In summary, each Lot / Unit Owner is responsible for erecting and maintaining any and all erosion control measures as may be required to protect existing landscaping, storm systems, utility lines, bodies of water, natural areas, adjacent lands or any other lands, all as directed by the Developer, its agents or any regulatory agencies. Furthermore, each Lot / Unit Owner covenants and represents and warrants to and in favor of the Developer that it shall not allow any erosion of soil materials to occur inside or outside the boundaries of the Lot if the erosion is a result of actions taken or not taken within the Lot, nor allow any hazardous substance, pollutant, contaminant, or toxic or dangerous substance or

material (herein collectively referred to as "Hazardous Materials") to be placed, stored, or disposed of on or about the Lot.

Mud tracking is a significant issue in the community that many Lot / Unit Owners and their trades are not managing according to the erosion control regulations. A 40mm drain rock gravel pad must be installed on every unit after backfill is complete. If a proper gravel pad is not installed, vehicles must not be driven onto the Unit.

Furthermore, the erosion of soil and silt due to snow melt and rain must be mitigated through the proper installation of a v-ditch around the perimeter of the property or a properly installed silt fence.

The Developer contracts an Erosion Control Inspection firm to conduct weekly site inspections. Memos are sent to Unit Owners who are in breach of the Erosion Control requirements.

7. **WEED CONTROL AND MAINTAINING NATURAL GRASS AREAS AND BERMS IN EVW:**

At any time during the seasons which weeds grow anywhere and everywhere including in flower & shrub beds, lawns and natural grass areas, please take measures to eradicate those weeds on a regular basis either by pulling them and / or spraying.

All empty Lot Owners are required to take action in removing weeds before they are able to spread to neighbors.

As well, the back of every lot in EVW has been designed and landscaped to have a natural appearance and be low maintenance. However, the natural grass areas, which include the berms, do require regular maintenance to establish the natural grasses. Maintenance of the natural grasses and berms is the responsibility of the Owner of the Unit on which the natural grasses / berms are located.

Natural grasses can be overtaken by weeds and invasive type grasses if not carefully maintained. Natural grasses / berms should be weeded regularly. Bare areas should be reseeded where grass has not yet established. Additionally, if an area has been disturbed due to home construction and/or landscaping the affected areas should be raked out and re-seeded.

Thistle is the most widespread weed in the berms. It is a perennial with a very deep taproot so it is not well controlled by mowing or pulling. They should be sprayed in spring and early fall for best long term control.

The best time to mow is late summer / early fall however if weeds are getting plentiful earlier in the summer may be necessary. The purpose for mowing is to knock the weeds down. Once mowed, weeds can be sprayed with weed control products.

It is important to keep re-seeding bare areas regularly to ensure the natural seed has a chance to establish itself and weeds do not take over again.

The grass seed mix we have used on the berms is called the “Elbow Valley Seed” mix;

Canada Blue Fescue 25%

Aurora Hard Fescue 35%

Sodar Streambank 30%

Perennial Rye Grass 10%

Application rate is 300kg/ha

This seed mix is available to purchase at companies such **as the Professional Gardener Co Ltd 915 23Ave SE, Calgary, Phone: 403-263-4200.**

Sincerely,

Your EVW Condo Corp. Board.