



# DAWSON'S LANDING

## OWNERS ASSOCIATION

100, 5709 – 2 Street SE  
Calgary, AB T2H 2W4  
403-212-6310  
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www.dawsonslandingoa.com

### MEMBER ACKNOWLEDGEMENT

Dawson's Landing Owners Association (DLOA) has been incorporated and organized for the exclusive enjoyment of Dawson's Landing residents and their guests. Owners automatically become members of DLOA, notice of which is confirmed by a registered Encumbrance on title.

#### Dawson's Landing Owners Association

Qualico Communities Calgary, on behalf of Waterbridge Developments Inc. (the Developer), has incorporated Dawson's Landing Owners Association (DLOA) as the party who will be responsible for the operation and maintenance of certain areas within Dawson's Landing.

DLOA will also provide certain financial and administrative services including the membership notices and the collection of fees from the members. These fees are necessary to fund the operations of DLOA and the maintenance and operation of the amenities. The operations of DLOA may be expanded to include other functions which are of common benefit to its members, as established by the Board of Directors of DLOA.

Owners of single family and multi-family residential lots are all automatically members, and are required to remain members of DLOA, and will be responsible for the timely payment of membership (Encumbrance) fees to the Association. The Developer will manage the Association until the operations of DLOA have been turned over to the community.

#### Encumbrances

The Developer has registered an Encumbrance on the title of each single family and multi-family residential lot to secure fee payment to DLOA. In any given year, DLOA may choose to charge an amount other than that provided for in the Encumbrances, subject to the limitations in the DLOA Bylaws. **Fees for 2021 are \$200.00 + GST (\$210.00 total) and are subject to change, in accordance with DLOA Bylaws.**

#### Fee Notices and Payments

Upon closing of the initial (new construction) real estate purchase, the encumbrance fee amount is payable by the buyer in advance (from possession date) to year end, in one lump sum, unless otherwise determined by DLOA. Subsequent encumbrance fees (after the first year of occupancy) may be paid on an annual basis.

The fiscal year for DLOA is **January 1 to December 31** every calendar year. Fee notices will be mailed out annually **in November** and fees are levied effective **January 1** each year. Interest charges begin accumulating on overdue accounts as of **February 1** of each calendar year at a rate of 18% per annum.

Please visit our website at [www.dawsonslandingoa.com](http://www.dawsonslandingoa.com) or email us at [admin@dawsonslandingoa.com](mailto:admin@dawsonslandingoa.com) for more information.

#### DLOA Member Acknowledgment Form

Member Initials:

Property Address:

Rev. May 17, 2021

Page 1 of 2

**DLOA Member Acknowledgement Form**

Rev. May 17, 2021

Page 2 of 2

As a buyer or owner of:

STREET ADDRESS:

LOT (UNIT)          BLOCK          PLAN

EXCEPTING THEREOUT ALL MINES AND MINERALS

against which a rent charge is registered, I (we) agree to pay          plus GST annually.

Dated:

Signed in the presence of:

Witness:

Member:

Witness:

Member:

Buyer(s):

Email Address:

Telephone:

Possession date listed on buyer contract:

Builder:

Builder representative:

Phone:

