



DAWSON'S LANDING

OWNERS ASSOCIATION

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GOOD NEIGHBOUR POLICY

Amenities owned or managed by the Dawson's Landing Owners Association (DLOA) are for the use of Members of DLOA, their family and guests and the public (collectively referred to as "Users") in accordance with DLOA Bylaws. A Member is deemed to have consented to becoming a Member of DLOA by obtaining title to a lot in the community of Dawson's Landing. Use of DLOA amenities is at the risk of the User and subject to the following policies.

It is the intent of DLOA to maximize the safe enjoyment of the amenities by all persons using DLOA amenities. The following rules have been established and apply to all Users. All Members, guests and the public shall also adhere to federal, provincial, and municipal laws and bylaws.

In all matters, whether or not specifically covered herein, courtesy and common sense shall prevail. It is the responsibility of all Users to know and understand the rules of DLOA, which shall have the right to set and administer fines and restrict or suspend access to DLOA amenities for rule infractions.

DLOA may make other rules and regulations if, in its judgement, they are required for the safety of Users and DLOA staff, for the care and cleanliness of the amenities, or for preservation of good order therein. Any reference in these rules and regulations to a "designated area" shall mean an area designated by DLOA.

GENERAL PROHIBITIONS:

No User shall at any time have or take onto DLOA public parks or green spaces within the community boundaries:

- any glass bottles or glass products;
- any intoxicating liquor, drug or similar substance;
- any animal, except those animals which are permitted within certain designated areas;
- any vehicle (whether motorized or otherwise), except as required for maintenance or by Emergency Services personnel and except as permitted in certain designated areas;
- any open fire (except in the manner permitted in certain designated areas).

SKATEBOARDING, ROLLERBLADING, SCOOTERS & RIDE-ON TOYS

Skateboarding, rollerblading and use of scooters and ride-on toys are permitted on pathways unless otherwise prohibited by signage. No personal jumps, ramps, or rails are allowed on pathways and in parks. Skateboarding is not permitted on commercial property. Helmets are required and parent supervision is strongly recommended for children under the age of 18.

Bicycles, unicycles, tricycles and battery-operated ride-on toys are permitted to be operated on pathways and in parks unless otherwise prohibited by signage. The use of any other motorized vehicles, other than motorized wheelchairs being used for their intended purpose, is not permitted on pathways and in parks.

PONDS

DLOA will not be held responsible for anyone that does not respect pond use rules. Please visit www.chestermere.ca/875/Stormwater-Storm-Ponds. Members, their family and guests and the public, as a matter of public safety, must:

- observe and respect ponds signage posted, for example, signage such as 'Ponds Closed due to Thin Ice'; and 'No Trespassing';
- not introduce live fish into the ponds;
- not use the ponds for skating or ice fishing during winter months;
- not use the ponds for swimming or any other activities during summer months;
- not allow pets on the ponds in winter months, or in the ponds in summer months.

GENERAL PUBLIC/NON-MEMBERS

The Rules and Regulations stated herein apply to all general public/non-members and will be strictly enforced.

- General public/non-members must observe all posted signage.
- Street parking is available only in marked areas.
- Overnight vehicle parking is prohibited.
- Users must do their part to keep the ponds and park areas safe and fun for everyone.
- Public behavior must be appropriate. There will be no tolerance for fighting or foul language.
- DLOA may ask anyone displaying inappropriate behavior to leave immediately.
- DLOA is not responsible for lost or stolen items.

FIRES/FIREWORKS/FIRECRACKERS

Fires are permitted in designated areas and only in fire pits that meet the specifications as set out in City of Chestermere Bylaws. Only briquettes may be used in BBQs.

Please refer to City of Chestermere Bylaws for use of fires, fireworks and firecrackers on private land www.chestermere.ca/331/Fire-Bans-Burning-Regulations.

PETS

Pets of any kind are not allowed on private or public property (unless otherwise permitted by signage in that regard, in which case the owners of the pets shall observe all City of Chestermere Bylaws related to the presence of their pets).

Dogs in public spaces must, at all times, be on a leash and under the control of the owner. All pets must be licensed in accordance with the City of Chestermere Bylaws. Dogs are only permitted to be without a leash in designated off-leash areas. Service dogs are allowed in the community for the purposes of assisting their owners.

WILDLIFE

Residents are reminded that wildlife can be dangerous and not to approach them or feed wildlife under any circumstances. Homeowners are asked to secure garbage, pet food and eliminate other potential food sources (such as pet waste) that may attract wildlife. Refer to City of Chestermere regulations regarding wildlife at www.chestermere.ca/532/Wildlife-in-Chestermere.

While the City of Chestermere regulates dogs in the community, all other wildlife interaction falls under the responsibility of Alberta Fish & Wildlife. Visit [Alberta Fish & Wildlife Website](#) for more information.

Avoid attracting wildlife by:

- ensuring your property is properly fenced;
- removing food sources for wildlife by effectively securing garbage and by storing feed and pet food (including bird feeders) inside the home or in a sealed container;
- eliminating locations for homes and hideouts for wildlife by keeping the yard clean of debris at all times and by regularly maintaining and inspecting the property and its structures.

When Encountering Wildlife:

- If bears, moose, or cougars are spotted within Chestermere, call 911 immediately.
- Otherwise, call Alberta Fish and Wildlife at 403-297-6423 from 8:15 AM until 4:30 PM Monday to Friday, or call 1-800-642-3800 after hours if you have a problem with badgers, deer, wolves, or other large wildlife.

SMOKING/LITTERING

- Smoking and/or vaping is not permitted anywhere in DLOA parks, public parks, pathways, and ponds at any time. This includes chewing tobacco, E-cigarettes, vaporizers, and all smoking devices.
- Each User shall deposit his/her trash in the receptacles provided or shall carry the trash away from DLOA amenities, parks and public spaces.

AMENDMENTS

DLOA shall have the right, in accordance with DLOA Bylaws, to make amendments to these Rules and Regulations (including such other and further reasonable Rules and Regulations) as in its judgement may from time to time determine to be necessary for the safety, care and cleanliness of DLOA amenities, parks and public spaces, and for preservation of good order therein.

A copy of the current Rules and Regulations, with changes, shall be kept by DLOA secretary, who shall provide a copy thereof to anyone on request.

MEMBER OBLIGATIONS

Each titled property within the community of Dawson’s Landing is required to contribute to ongoing maintenance and care of the community and its amenities through the annual DLOA fee. The Annual Rent Charge Encumbrance is registered on the title of each single family and multi-family lot, commercial and retail lots, in favour of DLOA securing the annual fee for the Association. Membership in DLOA is therefore mandatory. DLHOA may choose to charge an amount other than that provided for in the Encumbrances, subject to the limitations in the Association’s Bylaws.

The DLOA annual fee is similar to other association fees within the City of Calgary. The initial DLOA annual fee is pro-rated based on the time of closing for each property and calculated from the possession date, as provided on your Member Acknowledgement form. Dawson’s Landing Owners Association (DLOA) fiscal year is **January 1 to December 31** and the annual fees due are \$200+GST, for a total of \$210.00. Fee notices will be mailed out annually in **November**. Fees are levied effective **January 1** each year, payable by **January 31** without penalty.

Upon closing of the initial (new construction) real estate purchase the encumbrance fee amount is payable in advance (from possession date) to year end, and is payable by the purchaser in one lump sum at the time of closing the real estate transaction. Subsequent encumbrance fees (after the first year of occupancy) may be paid on an annual basis. If you have any questions, please don’t hesitate to contact us at admin@dawsonslandingsoa.com.

LIMITATION OF LIABILITY

DLOA, Qualico Developments West Inc., and their respective affiliates and their employees, officers and directors (collectively the “Released Persons”) will not be liable for any personal injuries, or any damage, loss or theft of personal property howsoever caused that is sustained by any Member, his or her family or guests or the public in connection with DLOA amenities. This clause applies whether the injury, loss, or damage to person or property is caused by any act of negligence, gross negligence, or omission of any one or more of the Released Persons or any other person.

By using DLOA amenities, the Members, their family and guests and the public voluntarily assume all risks to themselves, their family and those in their care or to their personal property arising from use of DLOA amenities, and waive any claims against the Released Persons (or any of them) which may arise as a result of any loss, damage, personal injury, death, or property damage suffered during the use of, in or about DLOA amenities. Each Member is further required to inform any member of his or her family or any guest of the conditions set out above, prior to their use of DLOA amenities. The public is required to become informed through the website and signage posted of the conditions set out in these Rules and Regulations.

This limitation of liability is obtained by DLOA for the benefit of DLOA and as agent for the Released Persons. If any provision of these Rules and Regulations is determined by a court to be unenforceable, then the remaining provisions shall nevertheless remain enforceable to the fullest extent permitted by law. Non-compliance with any of the Rules and Regulations will result in action being taken by DLOA.

Thank you for your cooperation!

