



DLOA Good Neighbour Policy v.2

Rev. December 2021

MEMBERS

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.

The Dawson's Landing Owners Association (DLOA) intends to maximize the safe enjoyment of the community by establishing the following rules and regulations, which apply to all Members.

Members, guests, and the public should also adhere to federal, provincial, and municipal laws and bylaws.

In all matters, whether or not specifically covered herein, courtesy and common sense should prevail. It is the responsibility of all Members to know and understand the rules of the DLOA. The DLOA may make other rules and regulations if, in its judgement, they are required for the safety of Members, for the care and cleanliness of the community, or for preservation of good order therein.

Any reference to a "designated area" means an area designated by the DLOA.

GENERAL PROHIBITIONS:

No Member should 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 and parental supervision are strongly recommended.
- Bicycles, unicycles, tricycles, and battery-operated ride-on toys are permitted to be operated on pathways and in parks unless otherwise prohibited by signage.
- Motorized vehicles, other than motorized wheelchairs being used for their intended purpose, are not permitted on pathways and in parks.

PONDS

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

- Must observe all posted signage;
- Should do their part to keep the ponds and park areas safe and fun for everyone;
- Must behave appropriately (i.e., No fighting or foul language).

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 should observe all City of Chestermere Bylaws related to the presence of their pets).

Dogs in public spaces must always 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.

WILDLIFE

Residents are reminded that all wildlife can be dangerous and not to approach 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

- Ensure your property is properly fenced.
- Remove 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.
- Eliminate locations for homes and hiding places for wildlife by always keeping your yard clean of debris and by regularly maintaining and inspecting your property and 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 in the community at large is discouraged. This includes chewing tobacco, E-cigarettes, vaporizers, and all smoking devices.
- Members should deposit their trash in the receptacles provided or carry the trash away from parks and public spaces.

AMENDMENTS

DLOA should 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 parks and public spaces, and for preservation of good order therein. A copy of the current Rules and Regulations will be posted on the DLOA website at <https://dawsonslandingoa.com/important-information>.

MEMBER OBLIGATIONS

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.

The fiscal year for DLOA is **January 1 to December 31**. Fees for 2022 are \$200.00 + GST (**\$210.00 total**). Upon closing of the initial real estate purchase, the encumbrance fee amount is pro-rated from possession date until **December 31** and is payable by the Buyer in advance of possession in one lump sum. Subsequent encumbrance fees must be paid on an annual basis.

Fees are levied and payable **January 1** each year. Interest charges begin accumulating **as of January 1 on fees not paid on or before January 31** of each calendar year, at a rate of 18% per annum. Fee notices are mailed in **December** of each year and must be paid in one lump sum, by cheque, made out to **Dawson's Landing Owners Association**.

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. 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.

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 and waive any claims against the Released Persons (or any of them) which may arise because of any loss, damage, personal injury, death, or property damage suffered during the use of, in or about DLOA. 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 parks or public spaces. 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 should nevertheless remain enforceable to the fullest extent permitted by law.

Thank you for your cooperation!

Sincerely,

Dawson's Landing Owners Association



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