

# THE SLOPES COMMUNITY ASSOCIATION LTD.

## RULES & REGULATIONS

### For the use and maintenance of the common lands and assets of the Association.

- 1) Entrance – The 17<sup>th</sup> Avenue gate is accessible using a key chain activator or by using the individual home telephone code. Access will not be available using a manual code.
- 2) Property owners who fail to pay fees due under the Encumbrance Agreement or for charges assessed for such things as weed control, mowing of ditch etc. will have their name and code struck from the gate controls. Reinstatement will require full payment of monies owing, as well as a \$50.00 setup charge.
- 3) Property owners are responsible for maintaining their property to the edge of the roadway pavement, which includes mowing the grass and removing any accumulation in the ditch which might obstruct the normal operation of the Overland Drainage System. Property owners who have not yet commenced construction are responsible for mowing in the ditch-line as well as on their lot if necessary.
- 4) Property owners must construct and maintain an approved silt fence on the lower edge of their property during the time of construction and landscaping in order to retain silt which otherwise would wash down into the ditch or onto a neighbors property. This silt fence must be retained until the landscaping has reached maturity such that the danger of silt washout is minimized.
- 5) Property owners are responsible for keeping any swales on their property clear of debris that would impede the flow of water off of the lands and into the ditches, which make up the Overland Drainage System.
- 6) All lots owners are responsible for landscaping maintenance and weed control on their properties; this includes vacant and occupied lots. Failure to comply with this regulation will result in the Slopes Community Association contracting out the required maintenance of said properties to our landscaping contractor. No notification will be given to property owners. The offending property owners will be billed by the Slopes Community Association for this service.
- 7) Household garbage must be stored inside during the week and in animal proof containers at the roadway when set out on the day of garbage collection.
- 8) No vehicular traffic is allowed on the T.U.C. other than over the construction road.
- 9) Animal Control
  - a) Dogs must be retained on a leash when outside the property owner's property.
  - b) Animal feces deposited on the common lands must be picked up by the animal's owner and removed to that owner's garbage container.
- 10) Recreational vehicles or trailers may be stored onsite only if they are contained within a garage. Motor homes or modular trailers may not remain onsite in excess of 48 hours.
- 11) The Roads within the Slopes have not performed well under heavy traffic. In order to reduce the effect of this type of traffic; generally occurring during excavation and backfill of new homes or during initial landscaping operations; load limits will be reduced to 70% of GVW on a year round basis commencing October 2006.
- 12) Property owners are responsible for the conduct and performance of contractors, trades, sub-trades (and their employees) who the property owner has hired to perform work on his/her property. It is up to the property owner to inform these firms of the rules and regulations on the Slopes and to ensure that these are adhered to at all times.