

# EDGEMONT PARK ESTATES COMMUNITY ASSOCIATION RULES & REGULATIONS

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\*\*\* Community Association Rules & Regulations subject to change at the discretion of Edgemont Park Estates \*\*\*

## I. Mandatory Membership

1. The purpose of the Edgemont Park Estates (EPE) Community Association Rules & Regulations (CARR), EPE Building Standards (or “Architectural Design Standards”), and Restrictive Covenants (RC) is to register on titles of Edgemont Park Estates lots the assurance that the EPE development maintains high quality building standards, as well as set rules and regulations within the EPE community. In the event that CARR, Building Standards, or RC are breached or broken, EPE and its development company, Prairie Lane Estates Ltd., or its assignee may take legal action for damages and remediation against the party or person in breach, and EPE shall be entitled to legal costs on a solicitor client basis.
2. All homeowners shall become a member of good standing in the EPE Septic Utility as well as the EPE Community Association and pay the annual fee associated with the membership.
3. The annual fee for membership shall contribute towards the management of the Septic Utility to maintain proper record keeping and contribute towards the maintenance and insurance of the property and equipment located on the Municipal Reserve, Municipal Utility, and Buffer areas.
4. The annual fee to be paid by each lot owner (total of one membership/person per lot) for the nonprofit corporation to manage the Septic Utility and the CARR is \$100.00. The directors of the nonprofit corporation shall assess the lot membership cost annually.
5. The directors of the nonprofit corporation have the discretion to change, modify, alter, add to, or delete the CARR as they deem fit and in the best interests of the Edgemont Park Estates community.

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## II. Buildings/Structures

6. All dwellings, outbuildings, fencing, and improvements shall be constructed in accordance with EPE Building Standards. The Edgemont Park Estates Building Committee (EPEBC) must approve all dwellings, buildings, storage sheds, fencing, and improvements to the exterior of buildings and any structure visible from the roadways or adjoining lot(s). All such structures shall be maintained in a reasonable manner with general upkeep occurring as required.
7. The pillars at the front of the approach leading into the lot are the property of EPE and shall not be altered or moved in any manner without the express permission of EPE.
8. The use of solar panels must be approved by EPE prior to installation. EPE will consider the type, material, size, and placement when determining the approval.
9. No dwelling or building shall be used for non-residential purposes.
10. No structure – such as trailer, tent, shed, garage, mobile home, RV, modular home, or other outbuilding – shall be used on the property (lot) as a temporary or permanent residence.
11. No lot owner shall permit or display any “sale” sign or advertisement on the lot, except for one sign of not more than two square feet, for the sole purpose of selling the lot. Lot owners are not permitted to place signs for the purpose of selling the lot or advertising in any form on the lands within EPE, including those designated as Municipal Reserve, Municipal Utility, and Buffer areas; EPE roadway or ditches; or the ditches along Clarence Avenue.

## III. Etiquette

12. All homeowners must maintain a well-kept lot with basic landscaping, which includes planting grass (or artificial grass) and mowing the lawn.
13. EPE will have “workers” and “volunteers” assisting with the upkeep and maintenance of the recreational park space and other common areas within the development that are designated as Municipal Reserve, Municipal Utility, or Buffer areas. Please be respectful to all people within the community.
14. The recreational area is a public area for everyone to enjoy. Please promptly pick up your trash from all common areas, including pet droppings.
15. EPE is a family-oriented community and a friendly, safe, and secure place for people to live and enjoy the recreational amenities. It is therefore mandatory to drive safely and obey all traffic signs. Please err on the side of “driving slow” rather than “speeding”.
16. It is recognized EPE is a country residential community, and thus residents of EPE may use snowmobiles, quads, and dirt bikes, collectively referred to as “toys”. The use of “toys” within EPE is not permitted with the exception of solely taking the “toy” off of EPE premises to property that is not owned, leased, or controlled by EPE. While removing the “toy” from

the premises, it shall be operated in a respectful manner and driven only on areas permitted by EPE. Driving of the “toy” within the designated areas shall not exceed 15 kms per hour. Failure to obey the rule will result in forfeiture of the opportunity to operate the “toy” within EPE. All municipal and provincial rules and regulations must be adhered to.

#### IV. Pets/Animals

17. Pets are permitted and must be deemed to be domestic in nature, which includes dogs, cats, or other household pets provided they are not kept, bred, or maintained for commercial purposes.
18. No livestock or poultry of any kind shall be raised, bred, or kept within the development or at a privately-owned lot.
19. Dogs must be properly leashed while off private property. Please ensure any pet droppings on public property are promptly picked up and disposed of.

#### V. Garbage/Trash/Waste

20. All homeowners must ensure household waste and recycling are properly (and not unsightly) stored and disposed of regularly.
21. Fire pits within the lot are permitted, providing fire ban regulations of the Rural Municipality (RM) of Corman Park are adhered to.
22. No noxious or offensive activity shall occur on EPE property, whether that be within private lots, Municipal Reserve, Municipal Utility, or Buffer areas.
23. Burying refuse is not permitted.
24. Burning refuse is allowed, provided EPE has given express consent. Residents must adhere to the rules and regulations of the RM of Corman Park.

#### VI. Storage – Vehicles, Recreation Vehicles, Trailers, Etc.

25. All homeowners will ensure vehicles, recreational vehicles, boats, trailers, and other such equipment are stored in an organized and orderly manner and kept out of plain view from the roadway, where possible. Express consent is required from EPE in order to store/park more than a total of two such vehicles and/or store equipment that is not inside an approved and permitted structure.
26. The use of shipping containers (or “sea cans”) is not permitted without the express permission of EPE in addition to obtaining the required discretionary use permit from the RM of Corman Park.

27. Parking of vehicles shall be restricted to the privately-owned lot. Parking on the roadways is not permitted. Parking within the parking lot at the recreational area shall be temporary in nature and exclusively during use of the recreational area.
28. No “commercial” vehicles exceeding 11,000 pounds gross weight, including any multi-axle vehicle such as buses, freight transfer trucks, and heavy equipment, shall be stored on private lots without the express consent from EPE.
29. There shall be no storing of refuse on EPE lots, Municipal Reserve, Municipal Utility, or Buffer areas. All refuse shall be disposed of in a legal, reasonable, and timely manner and not in a way that is unsightly, creates a hazard, or attracts wild animals.

For more information on  
**Edgemont Park Estates  
Community Association  
Rules & Regulations**

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