



November 30, 2020

Dear Church Ranches Community Members,

Now that we seem fully into snow and ice, many of our outdoor projects have been put on hold until next year. For those of us who like to spend the winter months planning and designing our outdoor spaces, the Church Ranches Homeowners' Association would like to send out a friendly reminder to check your Restrictive Covenant for guidance. The Restrictive Covenants can be found in the "documents" section of the CRHA website. If you aren't sure which Church Ranches phase your lot is located in, please see the attached map.

Should you be planning work covered by your Restrictive Covenant, you will need prior written approval from the CRHA's Membership Committee. This includes things like:

- Changing exterior paint colour or exterior finishes;
- Changing colour or type of roofing material;
- Installing gates;
- Constructing outbuildings (sheds, greenhouses, garages, gazebos, etc.);
- Building fences or retaining walls;
- Installing wharfs.

Generally, living trees or bushes are not to be cut down and removed. All buildings need to be kept within the "Eligible Building Envelope" as outlined in the Restrictive Covenants. (This is defined as $\frac{3}{4}$ of an acre.) Soft landscaping, like adding trees and plants, does not require prior approval from the Membership Committee. However, if your landscaping project has the potential to change your lot such that neighbouring lots may be materially affected or surface drainage may be altered or impeded, then the Membership Committee needs to be involved.

If Rocky View County requires permits for any of the work that you plan to do, you have to receive these prior to your application to the CRHA. Under the Restrictive Covenants, the Membership Committee can't approve a project if permits are required but not obtained. If Rocky View County requires the CRHA's approval before it grants a permit, we can provide this in advance with the understanding that the Membership Committee can't finalize the process without the Rocky View County permit in place.

As a courtesy, please communicate with any of your neighbours who may be impacted by your project. Advising them of your plans not only is respectful, but their understanding and consent also helps with the application process. As well, giving the volunteers on the Membership

Committee time to hear your plans and discuss them with you in advance of your project will assist with the application and avoid delays, interruptions or misunderstandings.

In addition to the Restrictive Covenants, homeowners whose lot borders on a Right of Way need to take it into consideration when making changes to their property. Please be aware that if the CRHA or its contractors need access to the Right of Way, we will not be responsible for any damage done to the homeowner's property located in the Right of Way and we will not be responsible for any remediation. This includes potential harm to things like trees, gates, fences, outbuildings and driveways. Similarly, if there is damage to any CRHA property as a result of a homeowner's developing into the Right of Way, the CRHA will consider the homeowner responsible.

As part of the CRHA, the Membership Committee is a group of volunteers voted in by the Church Ranches community at the Annual General Meeting. One of our responsibilities is to ensure that the Restrictive Covenants are maintained. We appreciate your cooperation in helping us fulfil this role. We will do our best to work with you to so that your vision for your property can be realized within the parameters of the Restrictive Covenants. Thank you for your understanding as we work together to keep Church Ranches a natural, beautiful, friendly community.

With all that said, happy planning! Spring will be here before we know it.

Sincerely,

The CRHA Membership Committee

