

CRHA Restrictive Covenant Deviation Process

All property titles in Church Ranches are bound by restrictive covenants. Each phase of the Church Ranches development is bound by slightly different covenants, which can be found as attachments on your property title.

As per the restrictive covenants, Church Ranches Ltd can in their sole discretion waive any of the provisions contained" in the covenants "where it is shown to Church Ranches Ltd. that such a waiver does not in anyway detract [...] or adversely effect (sic) any other lot on said lands."

Church Ranches Ltd. is owned and operated by the Church Ranches Homeowner Association (CRHA). The CRHA Board Of Directors has established the following process to review and approve or reject applications for deviations to the restrictive covenants.

Conditions for approval include, but are not limited to:

- Where it is shown that such a waiver does not in anyway detract from or adversely effect any other lot on said lands
- No reasonable opposition from surrounding residents
- Approved precedent has been set within the community
- The deviation is in compliance with the M.D. of Rockyview's Development and Building Services procedures, and bylaws

Steps to obtaining an approved deviation are as follows:

1. Complete CRHA Restrictive Covenant Deviation Form.
2. Discuss the deviation with your neighbours and record their feedback on the form along with their name and address.
3. Submit the form, along with any attachments, to the Church Ranches Home Owner's Association by fax, email, via a CHRA Board Member, or by mail:

Church Ranches Homeowner Association

43 Alexa Close

Calgary, AB

T3R 1B9

4. The CRHA Board will review the form. If more information is required to make a decision the requestor will be contacted to provide this information. This could include, but is not limited to:
 - a. additional drawings or photos

- b. additional information from surrounding residents, or
 - c. a request that the homeowner attend the next CRHA board meeting.
5. A written response will be sent to the homeowner within 60 days.

Restrictive Covenant Deviation Approval Form

Name	(your name)	Phase	(e.g. Phase I, II, III, IV or V)		
Address	(your address)				
Phone Number		Legal Description (Lot, Block & Plan)			
Description of Deviation					
Applicable section of the restrictive covenant (your restrictive covenants is attached to your land title)					
Reason for deviation					
Have you contacted all your adjacent neighbours for their feedback and opinion? ("adjacent neighbour" refers to any neighbour sharing your property line)			<table border="1"> <tr> <td><u>Yes</u></td> <td>No</td> </tr> </table>	<u>Yes</u>	No
<u>Yes</u>	No				
Who have you contacted and what is their feedback?					

(Include name, address, and feedback)

Has precedent been set in your surrounding community? Please describe.

CRHA Restrictive Covenant Deviation Approval Process and Form

Please include a drawing or photo that describes the location of this deviation on your property. Please include street references, an arrow that indicates north, and other features that make it easy to understand the placement and impact of this deviation.

CRHA Restrictive Covenant Deviation Approval Process and Form

Please include, as appropriate, any other drawings that describe the style, size, profile, etc. of the deviation.

By signing below, we believe this form is a true and accurate description of our application.			
Signature		Date	

Please submit completed form to:

Church Ranches Homeowner Association
43 Alexa Close
Calgary, AB
T3R 1B9

CRHA Board Use Only		
Additional Information Requested?		
Board Meeting Date		
Deviation Approved?	Yes	No
Comments		