

## BUILDING GUIDELINES

Church Ranches is an **architecturally controlled community** of custom built homes. The following are some of the key building guidelines.

- All buildings, fencing and where the natural state of the land can be altered is to be confined to a **3/4 acre development envelop**. A location map showing the 3/4 acre site for each lot is available from the builders or the developer. The Project Engineer will meet on site with each lot owner to confirm this location.
- Homes must be a minimum of 1800 sq. ft. for bungalows with detached garage and 2400 sq. ft. for two storey homes.
- Wood and tile roofing materials and natural siding materials shall be used. Asphalt shingles with 30 year life; vinyl and metal siding may only be used with approval.
- A two storey maximum height of 10 metres; and 5.5 metres for accessory buildings is required.
- The view side of the home is to have contrasting exterior finishes.
- No TV dish or high antenna can be located without approval by the developer.
- All fencing requires Church Ranches approval re: type and location.
- All designs must be submitted to the Project Engineer. 10 days in advance of desired construction start for approval by Church Ranches.

A **Restrictive Covenant** covering these and other miscellaneous details (such as pets, mobile homes, on-site businesses, off-road vehicles) is included at the back of this booklet.

## HOMEOWNERS' ASSOCIATION

Every property owner is automatically a member of the Church Ranches Homeowners' Association. The Association will own, operate and maintain the 70 acres of parkland and lakes. The annual fee is \$250 per property. The Homeowners Association was set up May 1/97. The current Chairperson is Donna Pearson, 239-8252.

The Homeowners' Association provides weekly water quality monitoring of the beach areas during the summer months. As well, it provides security patrol on weekends and holidays during the spring and summer.

## THE ROCKY VIEW WATER COOP

All lots on Church Ranches will have water services supplied by the Rocky View Water Coop. The developer will provide a paid up membership in the Coop for each lot (**currently valued at \$12,000**). The Coop will charge each homeowner the sum of \$20.00 per month, plus \$3.00 for each 1,000 gallons of water consumed

The Coop opened in 1992. It services Bearspaw, Symons Valley and Balzac. Currently, it has about 800 members and has the capacity to service 2000.

The raw water is pumped from the Bow River and stored in the raw water reservoir. The water is treated in the Coop's on-site treatment plant, under strict Alberta Environment regulated standards. The water supply is 6 gpm at 100+ psi.