



Lake McGregor Country Estates
Community Rules & Regulations

June 2023 Edition



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Contact Information:

Lake McGregor Country Estates:

Mailing Address: PO Box 357 – Vulcan, AB – T0B 2B0

LMCE Community Association:

www.lakemcgregorresort.com

board@lmceca.com

Mailing Address: PO Box 357 – Vulcan, AB – T0B 2B0

Simon Graham, Chair/President (Term: September 2023)

Richelle O'Donnell, Vice Chair (Term: September 2024)

Lynn Niosi, Treasurer (Term: September 2023)

Lynda Gwilliam, Secretary (Term: September 2024)

Bobby Molina, Facilities Director (Term: September 2024)

Ashley Winslow, Communications Director & Social Club (Term: September 2023)

Scott Wellicome, Administration Director (Term: September 2024)

Dawn Thompson, Past Chair

Resort Manager – Joe McLean:

manager@lmceca.com

Manager Cell: 403.423.1013

Website

The resort website (www.lakemcgregorresort.com) is available for all residents to access the latest information about the resort – including:

- Community Rules
- Forms (Storage Compound Registration, Automatic Payments for Fees etc.)
- Properties for Sale
- Facility Updates
- Campground Reservations

The above information is accessible to residents only. Please email board@lmceca.com to receive the username and password.

Our Vision:

To create a safe community that offers an inspiring lifestyle and quality of life in a desirable place in which to live and enjoy the benefits of family, friends and community.

Our Mission:

To enhance and preserve the quality of life and sense of community through:

- Effective and efficient management of the Association
- Building and maintaining a positive relationship with Lake McGregor Resort Corp
- Enforcement of rules and covenants to preserve property values
- Support initiatives and capital improvements that benefit the greater good of the community

Our Values:

- Integrity
- Fairness
- Consistency and Common Sense
- Respect
- Community (*through engagement and collaboration*)

Board of Director Objectives:

- Communicate the Association's Vision, Mission and Values
- Ensure appropriate direction, organizational policies and structures are in place and monitored to make sure they reflect the community as a whole
- Maintain fiscal responsibility, including ensuring that the assets of the organization are protected and cared for, ensures there are enough resources to operate the resort and approve and monitor annual budgets.
- Ensure an effective manager is in place who is responsible for making management and operational decisions
- Maintain effective partnerships, transparent communication and encourage community participation.
- Build community relationships that capitalize on best practices and improved opportunities
- Ensure continuous renewal of the board and plan for the succession and diversity of the board
- Serve in the best interests of the Association

Member Objectives:

- Good Neighbours First. There is no better substitute for resolving community issues than to be a good neighbour.
- Volunteerism. We highly value participation in the Association that extends beyond the normal commitment (s) of being a member/resident.
- Property Maintenance. Property owners/residents will maintain their respective properties in accordance with our covenants, conditions and restrictions that enhance the Resort and maintains the value of our properties or common areas.
- Common Good. We will evaluate all issues on their merit to the Association, our Mission, Vision and Values, and not with regard to any particular interest group.

Introduction

As property owners in The Lake McGregor Country Estates Community, we are all members of the Lake McGregor Country Estates Community Association (LMCECA) and accordingly subject to the provisions of the Restrictive Covenant and Easement (Registered Document 001 236 242) (RC&E) and the Bylaws of the Lake McGregor Country Estates Community Association. For your reference these documents can be found under the "Members Area" of the LMCECA Website www.lakemcgregorresort.com.

Over the years, the LMCECA has developed a number of “Community Rules”. The purpose of these Community Rules is to lend greater definition to the RC&E and Bylaws. These Community Rules supplement the Bylaws. They do not replace them.

The following Community Rules have been adopted and will be administered by the LMCECA Board of Directors, who is charged with ensuring the resort is well managed and maintained while ensuring fiscal accountability. The Board may also amend the Rules from time to time and adopt penalties for infractions or violations of the Declaration, Bylaws or the Rules. The terms and conditions set forth in these Rules are binding upon all owners, tenants and guests.

We appreciate the collaborative spirit of our community, making Lake McGregor Country Estates the best kept secret of Southern Alberta.

1.0 General

- Lake McGregor Country Estates is not responsible for personal injury while in the resort.
- Use of the facilities is ‘at your own risk’.
- Violence & Trespassing are not tolerated within the resort. Any reported instances of violence or trespassing will be immediately actioned upon by The Board following the authority stated in Bylaw 8.1.
- Lake McGregor Country Estates Facebook Page is for community events communication and buy & sell information only. All general inquiries or questions for The Board are to be submitted via email to administration@lmceca.com.
- All communication to The Board is to be submitted In writing via email to board@lmceca.com. This includes resident complaints, issues, recommendations or requests.
- No smoking or vape smoking is permitted within any facility building on the resort. Smokers are responsible to ensure all cigarette butts are properly disposed of in a safe manner and are not left on any part of the grounds.
- In order to ensure protection of our youth, consumption of Cannabis will be restricted to private property ONLY and not allowed on ANY resort common property including clubhouse, beach and boat launch area, and all natural and greenspaces surrounding the resort.

1.1 Safety & Emergency Services:

- The safety and security of the resort is the responsibility of all residents, tenants & guests. Please report any incidents that require immediate attention to the resort manager.

- Emergency Phone – There is an emergency phone in the clubhouse near the office. This line is dedicated for emergencies only. Local Emergency contact numbers are located by the phone.
- Fire Department – All fire emergencies are to be reported to 9-1-1. Recent changes to legislation restrict the community from implementing a volunteer fire department. Residents are responsible to ensure their insurance policy is updated accordingly.
- Emergency Text Program – There are times when it is important to get information to owners regarding critical services at the resort (i.e. Power & Gas Outages, Boil Water Advisories, etc.). All homeowners are required to have access to the Emergency Text Program, if you are NOT part signed up for the program, please email administration@lmceca.com to have your contact information added.). . ** NOTE – Owners who do not sign up for the program or do not adhere to instructions sent on the Emergency Text Program can put other residents at risk (i.e. sewer back up if you do not stop using the system as instructed) and may be liable for damages.**

1.2 Fees & Fines:

- Annual Fees – Annual Resort Fees are payable to Lake McGregor Country Estates Community Association. The annual fee is \$3,060.00. There are 2 ways to pay your monthly fees:
 - 1) Payments can be made in full – By cheque mailed to LMCECA, PO Box 357, Vulcan, AB T0L 2B0 and are due by Jan 31st of the current year.
 - 2) Monthly Pre-Authorized Debit Payments – Monthly payments of \$255.00 to be withdrawn on 15th of each month (or 1st business day thereafter) – See the Members Area of the website for the PRE-AUTHORIZED DEBIT AGREEMENT FORM and submit with copy of void cheque to administration@lmceca.com to sign up for monthly withdrawals.
- Alternative Payment Schedules – Any other payment types or payment schedule, other than the 2 listed above, MUST be pre-approved by the Board of Directors and will be charged a \$20 administration fee for each additional payment made. All requests for payment variance shall be submitted in writing a minimum of 30 days prior to payment being due.
- Account Changes – Registered owners are responsible to ensure that any changes to pre-authorized monthly payments, or your account are submitted a minimum of 10 days prior to the withdrawal date.
- Ownership Changes – Registered owners are responsible to ensure that notice of any ownership changes are given to LMCECA prior to transfer date. All outstanding accounts MUST be paid prior to transfer or within the closing costs of the sale.

- Infraction Fines – Infractions of rules and regulations by any member, guest or tenant will result in a warning and/or fine to the registered lot owner, payable upon demand. The majority of breached infractions will result in a \$100 fine or such other amount determined by the LMCECA Board of Directors. Any applicable remediation costs caused by the infraction, if applicable, will also be the responsibility of the owner. A second infraction for the same issue will result in a doubling of the fine to \$200.
- NSF – Non-Sufficient Fund payments received will be charged an additional \$60 Fee.
- Overdue Interest – Accounts more than 30 days past due will be charged interest at a rate of 6% percent per annum.
- Overdue Accounts – As per the registered bylaws of the Association, accounts in arrears may also result in suspension of use of facilities and services and/or further collection methods at the expense of the resident.

1.3 Noise Bylaw:

- Noise Disturbances – All residents and guests have the right not to be disturbed by noise. Noise can include, but is not limited to yelling, shouting, loud music, horns, and power tools. All residents have the responsibility to not make noise that disturbs others and to adhere to all bylaws related to noise.
- Quiet time: Quiet time for the community is between the hours of 11:30 pm-9:00 am.
- Campfires may continue after 11:30 pm as long as the noise level is minimal and not a disturbance to other residents. If residents are causing a disturbance after quiet time hours, residents and/or resort staff are requested to contact the RCMP if needed.

1.4 Waste Management:

- Garbage on Lots – All refuse must be removed from lots immediately. Any garbage containers on owner’s property must have a secure lid to eliminate smells which may attract unwanted animals and/or insects.
- Garbage Bins – Day to day household waste is to be put in the appropriate garbage bin near the maintenance yard.
- Waste Transfer Stations – There are two dumpsites in the county: one in Vulcan and one in Lomond. It is the responsibility of the owner to remove any waste not considered day to day from the resort. This can include, but is not limited to, furniture, appliances, electronics, hazardous/toxic waste, automotive parts and supplies, construction waste, scrap metal, etc.

- Cardboard – must be broken down flat and is to be placed in the appropriate marked bins located beside the maintenance yard. Please ensure all Styrofoam and other packing from boxes has been removed and placed in the garbage.
- Wood – must be broken down to max size of 3 – 4’ pieces. Intent is for wood only bin to be used for smaller pieces of scrap lumber or pallet material.
- Can & Bottle recycling – We appreciate all bottle and can recycling placed beside the fence of the maintenance yard in the designated area. All monies from the collection of these recyclables will be directed to the LMCECA Social Club for community events and activities.
- Grass, Leaves and Branches – These items are to be dropped in the allocated areas (as marked) in the designated area off the road to the boat launch (just past the clubhouse and water treatment plant – behind loam pile). The marked areas are divided waste type. Please do not dispose of organic material in the garbage area or by the bins as they will blow away.

1.5 Gate Code:

- It is the responsibility of all owners and guests to protect the security of the resort by utilizing the following procedures when using and giving out the gate code:
- Resident/Guest Code – Homeowner Members and their guests are the only ones to access the gate using this gate code. Only residents who are current and in good standing with LMCECA will be given access to the resort with the resident code. Homeowners whose Guests access the resort without the Homeowner present are responsible for their actions and ensuring they follow the community rules.
- Short Term Monthly Code – As required, a temporary monthly code will be assigned to each property undergoing construction or renovation. This code will be updated at the start of each month. Please email administartion@lmceca.com to obtain the latest code.
- Realtor Code – Realtors will be given an access code to the resort once a listing has been registered by LMCECA. See ‘Advertising Property for Sale’ Section 2.8 for more details.

2.0 Property

2.3 Owner Occupancy:

- Private Resort – All facilities/lots are meant for registered members and guests only. Trespassing on private lots is not allowed. A Registered Member is responsible for the behavior of their guests when guests are utilizing the resort. Homeowners whose Guests access the resort without the Homeowner present must be staying overnight at the resort in order to access the facilities.

- Property Owner Responsibilities – Tenants, renters and guests are required to follow the Resort Rules, Policies and Bylaws. The property owner is liable for all fines and damage accrued by these parties.
- Access to Resort Facilities – Only registered members who are current and up to date are entitled to enjoy the benefits of the facilities at the resort.
 - Owners who choose to rent out their properties are giving these rights of use and access of the facilities to their renter.
 - Homeowners are not permitted to grant day access to the facilities for their guests if the homeowner is not staying onsite.

2.2 Short & Long Term Rentals:

- Board Approval – Tenants must be identified by the property owner (in writing) to LMCECA as the “Homeowner Member” for board approval one week prior to rental occupancy. Approval will only be granted if the property is current and in good standing with the Association.
- Registration – Owners must register, in writing, to LMCECA if they plan to rent their property to more than one tenant within one season.
- Email Notification for Each Booking – Property Owners are required to email tenant contact information (email, phone) and rental details (dates of booking, number of people, etc.) to administration@lmceca.com for EACH booking.
- Emergency Notifications – Owners are responsible to forward any emergency notification sent via EMERGENCY TEXT program to the renters. See Section 1.5 ‘Safety & Emergency Services’ for more details.

2.3 Fire Pits and Fireworks:

- On Owned Lots:
 - All portable fire-pits must be government approved.
 - Constructed fire pits must be made of stone, brick, concrete or steel.
- Campground – Only firepits that are portable and government approved are permitted. Firepits are not permitted on grassy areas of the campground, gravel areas ONLY.
- Never leave your campfire/barbeque unattended. Ensure your campfire is completely out before retiring for the night.
- Campfire Bans – Campfire bans may be implemented when the fire hazard is extreme. Look for notice on the Gatehouse if a fire ban is in effect.

- Reporting Wildfires – To report a wildfire, call 310-FIRE (310-3473) toll free from anywhere in Alberta.
- Overflow Camping – No fires allowed in overflow camping area.
- Beach – Fires are ONLY allowed in the designated fire pit. Please ensure the fire is under control at all times and has been completely extinguished before leaving the area.
- Fire Bans are posted to the community board at the entrance to the resort and on the Vulcan County website
- Fireworks are not permitted in the community without the permission of the board and require a valid Vulcan County fireworks permit.

2.4 Pets:

- Maximum 2 Pets - No more than 2 domestic cats and/or dogs are to be kept on each property. Approval from the board is required for residences housing more than 2 pets at any given time. Please submit request in writing to administration@lmceca.com
- On & Off Leash Areas:
 - ON-LEASH – All pets are required to be on-leash in all residential areas of the resort or secured within individual lots. On-leash areas include clubhouse grounds, ball diamond, dock and boat launch area, all roads and pathways.
 - OFF-LEASH AREAS - Providing the owner has control of their pet at all times, owners may choose to allow their pets to be off-leash in the areas WEST of Lake McGregor Drive PROVIDING the area is not in use by other residents (i.e. Driving Range or Overflow Camping). Pets under owner's control may access the waterfront in areas EXCEPT the beach, boat launch and docks. Note: the area between the seadoo dock and boat dock is considered the pet beach area.
- Animal Control - Pets must be under their owner's control at all times. In off-leash areas, this means pets must be able to respond to their owner's voice, sound or visual commands. This will help protect your animal from unforeseen hazards such as cars, unfriendly dogs or coyotes. Any complaints regarding pets not under their owner's control will result in loss of off-leash privileges.
- NO Pets are permitted outside of the designated pet area:
 - On the sand area of the beach (between the swim dock and the playground)
 - Inside the Clubhouse
 - Within the Outside Pool, Tennis Court, Beach Volleyball Court, Basketball Court and gravel area of the Playground
- Beach: The designated swimming area for pets is the south end of the beach to boat docks. Pets are permitted to be off-leash and on the sand in this designated area. Any Pet that is not under the control of its owner or staying within the designated area is required to be on a leash.

- Pick up after your pets - Dog owners must pick up and properly dispose of their pet's feces in on-leash and off leash areas. Dog owners are also required to carry a "suitable means" (e.g. plastic bag) for picking up their pet's feces.

2.5 Landscaping and Maintenance

- Member Responsibility - All property on the resort must be kept neat, tidy and in good repair. Lawns must be mowed on a regular basis. Yards and driveways are to be kept clear of garbage and weeds.
- Empty Lots – Weeds must be kept under control and grass cut on empty lots. Liberal use of weed spray to sterilize a lot is prohibited. Selective use of weed sprays is allowed.
- Maintenance Program – The resort will maintain occupied and empty lots for the summer months for a fee payable in advance. Please contact the resort Administrator for fee and service information (administration@lmcec.com).
- Maintenance Fees - Lots that are not properly maintained will be subject to a fee for resort personnel completing this maintenance at a cost of \$100.00 per hour (one hour minimum).

3.0 Speed Limit/Vehicles/Trailers/Parking/Storage Compound

3.1 Drivers License:

- Drivers are required to possess a valid Class 5 Driver License.
- Drivers with an Alberta Class 7 Learner's License must follow the same guidelines as issued including driving only with a person's over 18 with a valid license, not driving between the hours of 12:00 am and 5:00 am, and zero alcohol levels when driving.

3.2 Speed Limit:

- All Vehicles, including golf carts, may not exceed 16 km per hour on roadways as per the resort signage.

3.3 Roadworthy Vehicles & Trailers:

- All vehicles including passenger, RV, watercraft on trailers, etc. MUST be in good working order and licensed/insured to be operated on a public highway in order to be driven and/or parked on any lots within the resort (including the storage compound). Vehicles that do not fall under these parameters will be given notice with a date to have rectified or moved. Failure to comply will result in a fine and vehicles will be towed at the expense of the member.

3.4 All-Terrain Vehicles:

- Use of snowmobiles, go-karts, motorcycles, off road vehicles or all-terrain vehicles (excluding golf carts) are PROHIBITED from being driven on LMCE property. Use of these vehicles on the frozen lake during the winter months is subject to the rules and laws of authority having jurisdiction.
- Storage of snowmobiles, go-karts, off road vehicles or all-terrain vehicles are allowed to be stored on a trailer on the driveway of a residence for up to 48 hours. Beyond 48 hours snowmobiles, go-karts, off road vehicles or all terrain vehicles are required to be stored off resort property or in an assigned stall in the storage compound. If stored in the storage compound all vehicles must be stored on a trailer.

3.5 Golf Carts:

- Are permitted within the resort on designated roadways only.
- Head Lights – All golf carts require head lights if operated after dusk.
- Number of Passengers - Passenger numbers are limited to the golf cart design. Passengers must always be riding seated on the seats provided.
- Trailers - All trailers (passenger, utility, seadoo) need to be submitted to the board for approval to ensure they align to safety standards.
- Golf carts must be registered with the association and display the provided registration number indicating the owners block and lot number.
- Insurance - Golf carts MUST be covered adequately under the owner's insurance policy and include liability coverage. Proof of insurance must be available upon request.

3.6 Parking

- Watercraft & RV's on Lots – Since the 2017 season, the allowance of watercraft on trailers (all lots) and maximum 1 RV (Cabin lots only) will be accepted under the following considerations:
 - ONLY IF lot permits space for the unit to be parked perpendicular with ALL parts (including hitch) to be a minimum 3 feet from the roadway.
 - All units MUST be parked completely on a gravel or concrete surface
 - When parking, drivers must not drive onto any private or public grounds other than the roadway.
 - Residents may submit, in writing to the board, a variance request for parking of watercraft or RV's not falling within the above.
- Storage Trailers – A storage trailer may be kept on a lot for a maximum 48 hours at one time, providing it follows the same rules as above for watercraft trailers and RV's.

- Temporary Watercraft & Watercraft Parking - Owners are encouraged to park their watercraft and trailers in the boat compound whenever possible but temporary boat & trailer parking is available, ONLY IF resident is on-site at the resort, in the grass area backing onto of the clubhouse parking lot. Empty watercraft trailers may be parked at the launch area for DAY USE ONLY while watercraft is in the water. If the watercraft has not been used after 48 hours (regardless if the resident is onsite) the watercraft is required to be moved back to the storage compound.
- Empty Lots – No parking of any kind of vehicle, trailer, watercraft or RV on ANY vacant lot is permitted.
- Clubhouse Parking Lot – This area is to be used for temporary parking of passenger vehicles only, to a maximum 72 hours. No watercraft, RV's or storage trailers are to be parked in this area without management approval.
- A second RV is not permitted to be parked in the driveway of a Park Model/RV Lot that already has a Park Model/RV as the residence on the property.

3.7 Storage Compound:

- Stalls - Each owner may request to be assigned one storage stall in the resort at an annual cost of \$50. Owners are required to submit the required form to administration@lmceca.com. Stalls will be assigned and marked with a lot identifier. Any changes to units being stored must be submitted in writing.
- Payment options:
 - Yearly 1 time EFT for \$50 to be withdrawn on Jan 31st of the current year – This is available to residents who have signed up for monthly EFT fee payment only
 - Cheques made out to LMCECA due by Jan 31st of the current year can be dropped off at the office or mailed to LMCECA, PO Box 357, Vulcan, AB, T0L 2B0
- Assigning Stall #'s - Whenever possible the resort will allow the residents to choose their parking stall however, the board and management reserves the right to make changes to stall allocation and location to best utilize the space within this compound.
- Additional Stalls - Additional spots may be requested at a cost of \$30.00 per month, if available.
- Parking/Unit Regulations:
 - Only one unit can be parked in each stall regardless of length.
 - All storage is limited to units that are on wheels and portable.
 - ALL VEHICLES MUST BE LICENSED AND INSURED – proof of each must be available upon request.
 - Any empty stalls (marked or unregistered) are considered TOW AWAY ZONES – any vehicles parked in marked or unregistered stalls will be towed without notice at the owners expense.

- Security - The storage compound is to remain secure at all times. Owners failing to ensure the compound is secure will lose the opportunity to utilize this space.
- Compound Maintenance - As of April 1st, 2016, staff will maintain the boat compound. Weed control will be managed to the best of their ability but owners may be required to move units within the compound in order for stalls to be properly maintained
- Material - In order to maintain continuity throughout the compound, no additional material (gravel, bark, topsoil, etc.) is to be brought in by owners to top dress their individual stalls. Any material placed by owners prior to Apr 1st, 2016 is the responsibility of those stall owners to maintain and the resort is not responsible for any movement of this material while maintaining neighboring stalls or area.

4.0 Facilities

4.1 Facilities Updates:

- The Facilities Information section of the website will be used to notify residents of all facility closures, maintenance and update information.
- Facility Updates will also be communicated as appropriate.

4.2 Clubhouse:

- Hours of Operation – Please see the “Members Area” of www.lakemcgregorresort.com for current clubhouse hours of operation.
- Adult Supervision - Required for youth less than 16 years of age throughout the clubhouse.
- Youth Lounge - Children over the age of 12 are welcome to enjoy the Youth Lounge as long as the room is treated with respect, a reasonable noise level is maintained and the room is left clean after each use. Inappropriate use of this room will result in loss of privilege.
- Adult Lounge – The upstairs lounge is designated for adults over the age of 18 only. Please talk to the resort manager to request exclusive use or for any other activity.
- Cleaning Up - The common areas of the clubhouse including the auditorium, kitchen, children’s playroom, pool area, gym and other lounge spaces are available for use by residents and guests. Please ensure the facility is clean after each use. Residents will be charged \$75/hour (minimum 1 hour) cleaning charge if use of these facilities results in additional time spent by staff to clean up after use.

4.3 Clubhouse Bookings:

- Bookings - The Auditorium and Adult Lounge can be booked by current members in good standing through the Campsite Registration portion of the LMCECA Website – www.lakemcgregorresort.com or by emailing administration@lmceca.com with requested date, type of event and approximate number of people. All bookings require a credit card to hold booking and are subject to board and management approval. Auditorium Bookings are not available on long weekends.
- Booking Costs:
 - Exclusive Auditorium Booking costs are \$100 per day for evening events (approx. 6 hour rental) & \$50 for lunch or afternoon event (2-3 hours.)
 - Adult Lounge – Is available for no charge pending availability.
- Non-Exclusive Large Group Usage - Although an actual booking is not required, groups larger than 20 who wish to use the Auditorium for an event are asked to email the manager to ensure space is not being utilized for a community event.
- Cleaning Charge – A cleaning charge may be applied if used space is not returned to its original condition. This includes the removal of garbage and recycling, tables and chairs back to its original layout and kitchen area clean. Please note the use of confetti within the clubhouse is not permitted.
- Damage - Please report any damage to or missing equipment from the clubhouse to the resort manager.

4.4 Pools, Hot Tub and Sauna:

- Hours of Operation – Please see the “Members Area” of www.lakemcgregorresort.com for current pool hours of operation.
- Delayed Openings / Closures – Please be aware that pools do require chemical testing each day prior to opening. Pending the results of these tests, pools may be delayed in opening or need to remain closed in order to ensure Alberta Health and Safety Standards are met.

- Health & Safety:
 - All Persons Must Shower Before Entering Pool
 - No Lifeguard on Duty, All Persons Using Pool and Pool Area Do So at Their Own Risk.
 - No Glass, Food or Drinks Allowed.
 - Children under 16 must Be Supervised by an Adult and all Swimmers Should Not Swim Alone.
 - Children under 3 Years and Anyone Who is or May be Incontinent Must Wear Protective Water Resistant Swimwear.
 - Individuals with Diarrhea or with a Recent History Should Not Use the Pool.
 - Swimmers Must Wash Hands After Using the Washrooms or Changing a Diaper.
 - Patrons Who Are Intoxicated Are Not Allowed to Use the Pool.
 - No Pets Are Allowed in the Pool Area.
 - No Diving, Running or Excessive Horseplay.
 - Street Shoes Must Not Be Worn in Wet Traffic Areas.
 - Pregnant Women, Individuals with Medical Conditions requiring ongoing care, including but not limited to Heart Disease, Hypertension, Seizures, Diabetes, Obesity and Individuals over 65 Should Consult with a Physician Prior to Using the Spa and Sauna.

4.5 Marina and Boat Launch:

- Owners Responsibility - Owners are responsible to ensure that watercrafts are properly secured and are responsible for any damage incurred to other's property as a result of not being tied up securely. Use of the boat launch and marina are at the owners risk and the resort or the association is not responsible for any damage to the boats or people using this area.
- Member Only Docking - Marina parking is for members only. Guest watercraft may only use docks for loading and unloading passengers.
- Overnight Mooring- Owners may dock watercraft overnight ONLY while on-site at resort and may be asked to remove, if required. Please Note: Weather and high winds in this area are unpredictable. The resort does not recommend overnight mooring and is not responsible to damage of any boats.
- Personal Watercraft vs. Boat Parking - Please ensure smaller watercraft is parked in the shallow spots and deeper spots are left for boats. Seadoo's MUST park only in the 2 spots closets to the shore.
- No swimming in the marina and boat launch area.
- Parking Area - Empty watercraft trailers may be parked at the launch area for DAY USE ONLY while watercraft is in the water. Please ensure trailers are parked in an organized matter so as not to block access to other vehicles or roadways. Empty watercraft trailers are not to be parked by the beach or marina area overnight. Owners are encouraged to park their watercraft and trailers in the boat compound whenever possible. Temporary boat

and trailer parking is available on the grass area backing onto of the clubhouse parking lot ONLY IF the resident is on-site at the resort.

- Transport Canada - Boats used at Lake McGregor Country Estates must comply with Transport Canada boating regulations and safety protocol.

4.6 Beach:

- Family Beach - The Beach is a family-use area. Youth under 12 years of age require adult supervision.
- Pets – Pets are not permitted on the sand area of the beach in the designated area (between the swim dock and the playground). The designated swimming area for pets is marked with signage from the south end of the beach to the boat docks. Pets are permitted to be off-leash and on the sand in this designated area as long as they are under the control of their owner.
- BBQ Area & Fire Pit – Members are free to use the BBQ area at the beach. Please ensure all garbage is properly disposed of. Fires may only be used within the designated fire pit ensuring the fire maintains under control at all times and has been completely extinguished before leaving the area.
- Designated Swimming Area - Swimmers are expected to remain within the designated swimming area. Motorized watercraft are not allowed within the designated swimming area.
- No fishing is permitted from the beach or in swimming area.

4.7 Campground:

- For the 2023 season the 8 campsite lots owned by the developer can be rented daily/weekly until the lot has been sold. Our campsite admin will book you into an overflow site and then move you to one for the serviced developer sites within 30 days of your camping date as long as the developer has not sold the designated site. If a serviced developer site is not available and you choose not to camp in overflow a full refund will be provided.
- Member Guests Only - Lake McGregor Country Estates campground is for the use of current members and their guests. Members must be present when guests are camping at the resort. Upon arrival, the Camp Host or LMCE staff member will require the member & the guest to sign the check in form. Residents of Lake McGregor Estates are responsible for the actions of all visitors.
- Check In/Out Times – Please note the following times for check in/check out.
 - Check in time: 2:00 p.m.
 - Check out time: 12:00 p.m.
 - Members can request an early check in or late check out, if available, by emailing manager@lmceca.com

- Notice of late arrival is required. If not received, the reservation will be held until 12:00 p.m. of the following day of your arrival. After this time, the campsite will be released.
- Tents, carpets or outdoor mats are NOT permitted on any campsite grass and can only be used on gravel areas.
- Firepits must be government approved portable firepits.
- Campfires are not permitted on grass areas or during a fire ban.
- Campsite Bookings:
 - Members must be current and in good standing in order to book campsite spots for their guests.
 - Members must make all reservations through lakemcgregorresort.com website under the Campsite Registration section.
 - Members can book a maximum 3 spots at any given time. Please email administration@lmceca.com for approval should you wish to book more than 3 sites.
- The Park Model will have a \$20 Pet Fee and be restricted to non-shedding animals only and additional cleaning charges may apply if necessary.
- Throughout the reservation process you will be asked:
 - Your personal information including home mailing address (same billing address as your credit card is issued to.)
 - Guest Name and vehicle Information (including license plate number.)
 - To choose your campsite spot based on availability. Please refer to the campsite map in the “Campground Registration” section on the website for site addresses.
 - To create an account that will store your information for the next time you book or you can choose to checkout as a guest for a one-time entry.
 - Credit Card information will be processed within 48 hours of booking and a confirmation email will be sent following payment processing.
- Booking Costs:
 - Campsites:
 - \$50 per night for one unit – Please note that residents are required to provide bathroom facilities for any units booked not having self-contained washroom facilities. A porta-potty may be available near the campground for 24-hour use but is not guaranteed.
 - One tent is permitted per site. If the tent is the primary accommodation the cost will be same as for RV’s, \$50 per night.
 - Tents or mats are not permitted on grassy areas.
 - LMCE Park Model:

- \$750 per week or \$125 per night– Advanced bookings (more that 2 weeks prior to booking) are available with a Minimum 2 nights (Min 3 nights on Long Weekends). Single night bookings can only be made within 2 weeks of check in.
 - Damage – Prior to checking out, the resort staff will inspect the unit. Any damage to the park model will be billed directly to the owner who booked the site.
 - Cancellation Policy –There will be no refunds for changes less than 72 hours before reservation. A cancellation fee of 20% will be charged on cancellations made more than 72 hours before reservation.
- Seasonal Campsites:
 - There are designated seasonal campsites for potential owners who wish to experience resort life before purchasing a property. The number of seasonal sites will be determined by the board each year based on demand. The cost for a seasonal campsite is \$4,500. The season runs May through October (weather dependent). Seasonal campsites are allocated on a first come, first serve basis with a minimum \$500 deposit and balance of the payment due before access is granted to the site.
 - If seasonal campsites are not full from April 1 to May 1 monthly campsites rates will be made available.
 - Seasonal campers are responsible for maintenance and cleanliness of their site.
 - Seasonal campers are only permitted to book additional campsites 3 days in advance to ensure full time residents are given the opportunity to book campsites first.
 - Lot owners who are actively in the process of building (and have a building permit in place) can book one of the seasonal sites (if available) at a cost of \$500 per month up to a maximum 6 months. A \$500 deposit is required and payment is due at the beginning of each month.
 - Seasonal Residents may request to be assigned one storage stall in the resort compound at a cost of \$50 per month. Seasonal residents are required to submit the required form to administration@lmceca.com.
 - Please reference the Seasonal Campsite Agreement and Booking Form for more details. This document can be requested from the Resort Manager.
- Overflow Campsites:
 - 8 Overflow camping is available at a cost of \$40.00 per night booked directly through the campsite booking program on the website. ONLY when all the regular sites are full. These sites are booked into the assigned spots located on the grass area to the south of the campground.
 - All RV's are to be parked perpendicular to the road.
 - Campfires and portable barbeques may NOT be used in this area.

5.0 Advertising Property for Sale:

- In order to enhance community appearance and maintain property values, real estate and private for sale signs are no longer allowed in the resort. If you have a property for sale, the following process is in place to assist you in listing your property.
 - Register Property “For Sale” - Residents are required to notify the board at administration@lmceca.com of any property listings. At that time, the manager will provide the following:
 - Lake McGregor Sign – The designated Lake McGregor Country Estates sign will be provided to post on your property. These are designed to notify other residents, guests and buyers that your property is for sale and that more information is available in the clubhouse and/or on the website. Empty lot owners are requested to post this sign on a stake at their curb stop along with a sign indicating the Block and Lot of the listing.
 - Realtor Access Code - A temporary realtor code will be given to allow potential buyers to view listed properties.
 - Resort Access – Remember that our community is a PRIVATE Resort. The realtor or a respected member MUST accompany all potential purchasers within the resort. All private or MLS listings must ensure instructions are clear and that appointments are necessary to gain access to this GATED Community.
 - Property Listing Board - Listing information may be posted on the public bulletin board at the entrance gate. All information must be posted on ONE 8.5 x 11 inch poster. Agents with multiple listings are limited to ONE poster for all current properties. It is the owner/agents responsibility to ensure that these are kept up to date and promptly removed when property has sold.
 - Real Estate Listing Binder – It is strongly encouraged that each listing be placed in the marked binder inside the clubhouse by the community map. One divider is available for each listed property separated by listing type (Cabin on Lot, Cabin Lot Only, RV/Park model on Lot, RV Lot Only). Detail pages should be kept in order by Block and Lot Number. It is the owner/agents responsibility to ensure that these are kept up to date and promptly removed when property has sold.
 - Website Listing – By registering your property with the resort Manager, your information will be listed on the community Website, as well as given to any potential buyer that inquires with the resort, FREE OF CHARGE! Please ensure you notify administration@lmceca.com if the listing changes or needs to be removed in order to keep this listing up to date.
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6.0 Construction:

- The registered Restrictive Covenant and Easement Agreement & Architectural Controls do not just apply to new construction within the resort but also regulate fences, decks, sheds, etc. for both Cabin & RV lots.
- Enforcement - As of May 1, 2016 all residents will be required to submit a request for approval for any NEW construction or modifications. Due to the bylaws not strictly being enforced prior to this date, all items constructed prior to this date will be under review via the board and the Architectural Control Person employed by Lake McGregor Resort Corp. As the Restrictive Covenant and Easement Agreement is registered on title for each lot, the guidelines have always been in place and may be enforced as deemed reasonable to maintain the overall continuity to ensure property values are maintained.
- Infraction Notification - Owners will receive notification of bylaw infractions in writing and remediation procedures, if required.
- Request for Approval – Residents are required to submit a request for additions or changes to any and all exterior components of your lot including, but not limited to, decks, fences, sunrooms, shed, siding, skirting, roofing, driveways, retaining walls, etc. Look to the website at www.lakemcgregorresort.com in the “Members Area – Documents” for the current Architectural Guidelines and Guidelines for RV/Park Model Lots.
 - Please send requests to the following:
 - RV/Park Model Lots - LMCECA Board via administration@lmceca.com
 - Change and variance request forms are available on the member area of the website.
 - Cabin Lots Leanne Graham ~ Home Works Design Inc. 403-510-2244 lgraham@homeworksweb.com
- New Construction – Owners must initiate contact with the Architectural Controller (as listed above) at the initial stages of new construction planning to ensure understanding of the full approval process. Residents are responsible to ensure that all construction materials and waste are contained within the boundaries of their lot. If access to another lot is required, PRE-APPROVAL must be obtained from the lot owner AND Resort Manager. Any damage to neighboring properties is the responsibility of the resident. Residents are also required to request permission from the Resort Manager for any type of vehicle (i.e. storage trailer) to be parked on a property under construction. Owners/Builders are responsible to ensure all trades have access to private washroom facilities either a private residence or with a non-resort managed port-a-potty.
 - Building Permits – Owners are responsible to ensure all necessary permits and approvals are in place as required:

County of Vulcan Development Department:
Phone: 403.485.2241 or www.vulcancounty.ab.ca

Building Permits – PARK ENTERPRISES LTD.

Phone: 403.329.3747
Fax: 403.329.8514
Email: contact@parkinspections.com
www.parkinspections.com