



Homeowner's Association

**Beaverbrook Communities proudly presents
its newest community—The Hills at Charlesworth.**

Located in Southeast Edmonton, this progressive community incorporates the most desirable features of today's most innovative developments. Some of these features include:

Community Sustainability Plaza:

- Repurposed sea can containers with solar powered Wi-Fi for residents using the plaza
- Solar powered playground designed and constructed in Helsinki, Finland
- Community Gardens including 16 plots – combination of ground level and raised planters
- Custom rain arbor system used to collect rain water for community gardens
- 200m ice ribbon for skating in winter months
- Custom hybrid wind and solar powered lighting
- Rain Gardens

Special landscaping includes the transplanting of mature trees in public spaces

Future 9-hole disc golf course

Future Energy Generating Fitness Equipment

Who is The Hills at Charlesworth Homeowners' Association?

The Hills at Charlesworth Homeowners' Association is a non-profit corporation responsible for additional maintenance of enhanced amenities within the community. The Hills at Charlesworth Homeowners' Association is entitled to collect annual membership fees and all homeowners are automatically members of the association.

Beaverbrook Charlesworth Ltd. will operate, maintain, and manage the Hills at Charlesworth enhanced amenities until there is an elected Homeowners' Association group in place. The Hills at Charlesworth Homeowners' Association will then continue to carry out the responsibilities without the involvement of Beaverbrook Charlesworth Ltd.

What are the responsibilities of The Hills at Charlesworth Homeowners' Association?

The Hills at Charlesworth Homeowners' Association upholds the image of the development and works to preserve the investment of every home in this progressive subdivision. The Homeowners Association is responsible for the maintenance only of the following enhanced amenities:

- (2) Repurposed sea can containers (Structure only)
- Custom Rain arbor system including 500-gallon cistern
- Community Gardens and Rain Gardens
- 200m Ice Ribbon

The Ice Ribbon requires seasonal winter maintenance (Oct – April) which is not limited to the initial flooding of the designated skating area, periodic flooding over the winter months as needed, ongoing snow clearing of the ribbon and safe access from seating area(s) to the skating area. Please remember that the use of the Hills at Charlesworth Ice Skating Ribbon is "at your own risk" as there will be no attendant available.



In addition, the homeowner's association will be responsible for all utilities associated with flooding the ice ribbon along with lighting of the entrance features and decorative lighting within the plaza over the winter months. Decorative lighting within the plaza will be at the discretion of the Hills at Charlesworth homeowner's association.

Please note that the City of Edmonton is responsible for all landscaping features within the subdivision except for the rain gardens and community gardens. All solar and wind powered lighting, solar playground, bench seating and garbage receptacles provided in the park and around the neighbourhood are the responsibility of the City of Edmonton.

Legal Structure of The Hills at Charlesworth Homeowners' Association?

The Hills at Charlesworth Homeowners' Association is a non-profit corporation registered under Part IX of the Companies Act. The Articles of Association declare who can be a member of the association, rules for conducting meetings and electing executives, purposes and powers of the association, etc.

Restrictive Covenant and Encumbrance Agreements have been executed between the association and the developer (registration evidencing the agreement are filed against all lot titles). The encumbrance imposes an annual fee to be charged to each homeowner in The Hills at Charlesworth. These fees provide the operating funds necessary for the association to carry out its functions.

It is important for you to know:

- In The Hills at Charlesworth there is a non-profit Homeowners' Association, and that as a homeowner you are automatically a member.
- As a member of the association, you will be expected to pay a fee set by the association.
- The 2017 annual fee is currently set at \$200 per year for all registered residential lots regardless of stage of completion of the home. These fees are subject to annual inflationary increases.
- In order to provide the association with the operating funds referred to above, each property is charged with an encumbrance registered against the title to the lot.
- Each lot in The Hills at Charlesworth has a caveat registered on title which includes a restrictive covenant preventing activities which are contrary to the architectural guidelines.

Disclaimer: Beaverbrook Charlesworth Ltd. and The Hills at Charlesworth Homeowners Association their officers, directors, agents, contractors, employees, volunteers, members and representatives are not responsible and expressly disclaim any liability for any injury, loss or damage of any kind incurred during activities in connection with or relating to the community gardens/ice ribbon and the use thereof or other related accommodations or services sustained by any person at any time including but not limited to any such injury loss or damage which may have been caused by the negligence of Beaverbrook Charlesworth Ltd. or the Hills at Charlesworth Homeowners Association.