

Home Owners Association



The Club and Residences of Rivers Gate

The Club & Residences of Rivers Gate offers a rare combination of scenic beauty and contemporary luxury. Located next to the waters of the Sturgeon River, the community of River's Gate is impeccably designed. The extensive landscaping and detailed masonry makes Rivers Gate the jewel of Sturgeon Valley. The community's beautiful layout is only matched by its surroundings, with a serene expanse of natural beauty at its borders. The RIVERLOT 56 PROTECTED NATURAL AREA, STURGEON VALLEY GOLF AND COUNTRY CLUB as well as the community's walkways, create a beautiful, peaceful ambience to complement your dream home.

What is the Rivers Gate Homeowners Association?

The Rivers Gate Homeowners Association (HOA) is a not for profit organization responsible for maintenance of the enhanced landscaping and amenities within the community. All homeowners are members of the association.

What are the responsibilities of the Rivers Gate Homeowners Association?

The Rivers Gate HOA upholds the image of the community and works to preserve the investment of every home in the subdivision. The HOA is responsible for the maintenance of the following but not limited to:

- The subdivision entrance, including the landscaping, fire feature and structure itself
- Masonry entrance pillars, and perimeter fencing featuring wood and decorative steel
- Enhanced landscaping including planting beds, seasonal planter boxes, and pathway and pond maintenance.
- Seating/viewing areas
- Decorative street lighting
- The Gate

Legal structure of the River's Gate Homeowners' Association

The Rivers Gate Homeowners Association is a not for profit organization registered under the Societies Act. All registered homeowners are members of the Association. The bylaw of the HOA spells out the rules for conducting meetings and electing executives, purposes and powers of the association etc. The operation of the HOA is managed by a volunteer Board of Directors, appointed by Cantiro Communities Sturgeon Ltd. (the developer). Under the management agreement, the developer will surrender the control of the HOA, and a new board of directors will be elected by the homeowners upon 75% of the homes being occupied in the subdivision.

For the purpose of this document, Rivers Gate Home Owners Association will be spelled as such to reflect the complete Home Owners Association Agreement. Please be advised this document is a summary of the Rivers Gate Home Owners Association Agreement.

HOA Fee & Payment

Homeowners will be required to pay annual Homeowners Association fees by April 30th of the current year. The fees are set per annum depending on your location within the community, and is subject to a yearly increase of the cost of inflation. These fees provide the operating funds necessary for the association to carry out its functions.

The Rivers Gate Homeowners Association accepts payment by cheque or e-transfer:

Cheque:

- If paying by cheque, please make all cheques payable to **The Rivers Gate Homeowners Association**
- Please make the cheque payable in the correct amount
- Please reference your lot number or municipal address
- **Please provide a cheque via mail to:**
Attention: The Rivers Gate Homeowners Association
17515 108 Avenue
Edmonton, Alberta
T5S 1G2

E-transfer:

- If paying by e-transfer, please use the email **riversgatehoa@cantiro.ca**
- Please ensure you reference your address + invoice number attached to the e-transfer
- Please fill in the correct amount
- Once the transaction has completed, you will be notified that you have transferred funds to **Cantiro Group Limited Partnership**

Operation of the HOA

Under the management agreement between the developer and the HOA, the developer agrees to fund any shortfall of operating costs until it surrenders the control of the HOA to the residents as mentioned earlier.

It is important for you to know:

- **To ensure you receive important information regarding your lot in River's Gate and the community, please provide your contact information to info@cantiro.ca re: River's Gate HOA contact**
- In Rivers Gate, there is a not for profit Homeowners Association, and that as a home owner, you are automatically a member.
- As a member of the association, you will be expected to pay a fee set by the association.
- The fees are set per annum and are subject to a yearly increase of the cost of inflation.

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- Any fees not paid shall bear interest at a rate of TWENTY (\$20.00) per month from the date due, until paid.
- If a member fails to pay fees by the specified date, a caveat will be registered on title. The cost associated with this will be borne by the homeowner on a solicitor-client basis.
- In order to provide the association with the operating funds referred to above, each homeowner is registered with an encumbrance against the title to the lot.