2022 Diamond Willow Estates - Flowchart Assumes Water & Sewer Utility System when occupancy or financial viability of the subdivision is reached as per the CLEARWATER development agreement COUNTY Responsible for snow removal Responsible for maintenance of road and landscaping of the local ditches Sells the lots - Maintains Water & Sewer Utility System until such time that Clearwater County takes over **DEVELOPER** - Provides a Letter of Credit in the amount of \$ 250,000 that is in place to back-up the operations and maintenance of the Water & Sewer Utility System as required, as per the agreement with the HOA. - Collects water and sewer utilities of \$ 150 monthly · Has entered into an agreement with the developer to manage the Water & Sewer Utility System - Manages the Natural Recreation Conservation Area HOMEOWNER'S HOA in effect is a Community Association **ASSOCIATION** Maintains the entry sign (HOA) Yearly dues of \$ 250 to be collected from the homeowner Start up funds of \$ 20,000 provided by developer in place **Meadows Ponds** Joins the HOA when a lot is purchased from the developer Pays monthly utility charges to the developer until such time that Clearwater **HOMEOWNER** County assumes responsibility for the utilities. - Yearly dues paid to the HOA are \$ 250 per year

- The Diamond Willow Homeowners Association was incorporated as a requirement of the Development Agreement in place between the Developer and Clearwater County.
- The excerpt from the Development Agreement reads:

2.0 CREATION OF A HOMEOWNERS ASSOCIATION (HOA)

The developer herein agrees to legally establish the Meadows Ponds Estates Homeowners Association (HOA) by bylaw and an act of encumbrance or instrument shall be concurrently registered against the title of each new residential lot being created, requiring that each individual lot owner is a member of the HOA. The functions of the HOA established in the bylaw must include:

- 1. Monitoring of architectural guidelines and restrictions established by the developer through a restrictive covenant;
- Monitoring the use of conservation lands in accordance with the approved "Meadows Ponds Estates – Conservations Area Management Plan "and the restrictions of use placed on the conservation lands by a "Restrictive Covenant" registered on title by the County;
- 3. The operation, management and maintenance obligations for the communal water and wastewater systems.
- In addition to Article 2.0 there are several other references to the HOA and its responsibilities
 within the Development Agreement. If a purchaser of a lot is in negotiation with the Diamond
 Willow Estates realtor then a copy of the Development Agreement can be further reviewed upon
 request from the prospective purchaser.
- The Diamond Willow Homeowners Association bylaws are available upon request from the realtor by the prospective purchaser.
- The Diamond Willow Homeowners Association is registered as a non profit corporation under Alberta law.
- The Diamond Willow Homeowners Association has been seed funded in the amount of \$20,000 by the Developer.
- The Diamond Willow Homeowners Association has entered into an agreement with the Developer to operate the water and sewer system until the County assumes responsibility of the system. That is why the Developer collects the water and sewer utility billing.
- Diamond Willow was previously known as Meadow Ponds Estates but was rebranded in 2019 to Diamond Willows Estates.
- Updated HOA bylaws are currently being registered in 2022 to reflect the name change and provide consistency between the HOA bylaws and original Development Agreement. They will show up on title in 2023.
- Principal activity of the HOA is to manage the conservation lands. Other community activities can be added as people move into the development.
- It is the Developer's hope that the HOA grows the recreational activities within the conservation lands and provides a sense of community for residents.
- If there are any questions regarding the Diamond Willow Homeowners Association, please contact the realtor.