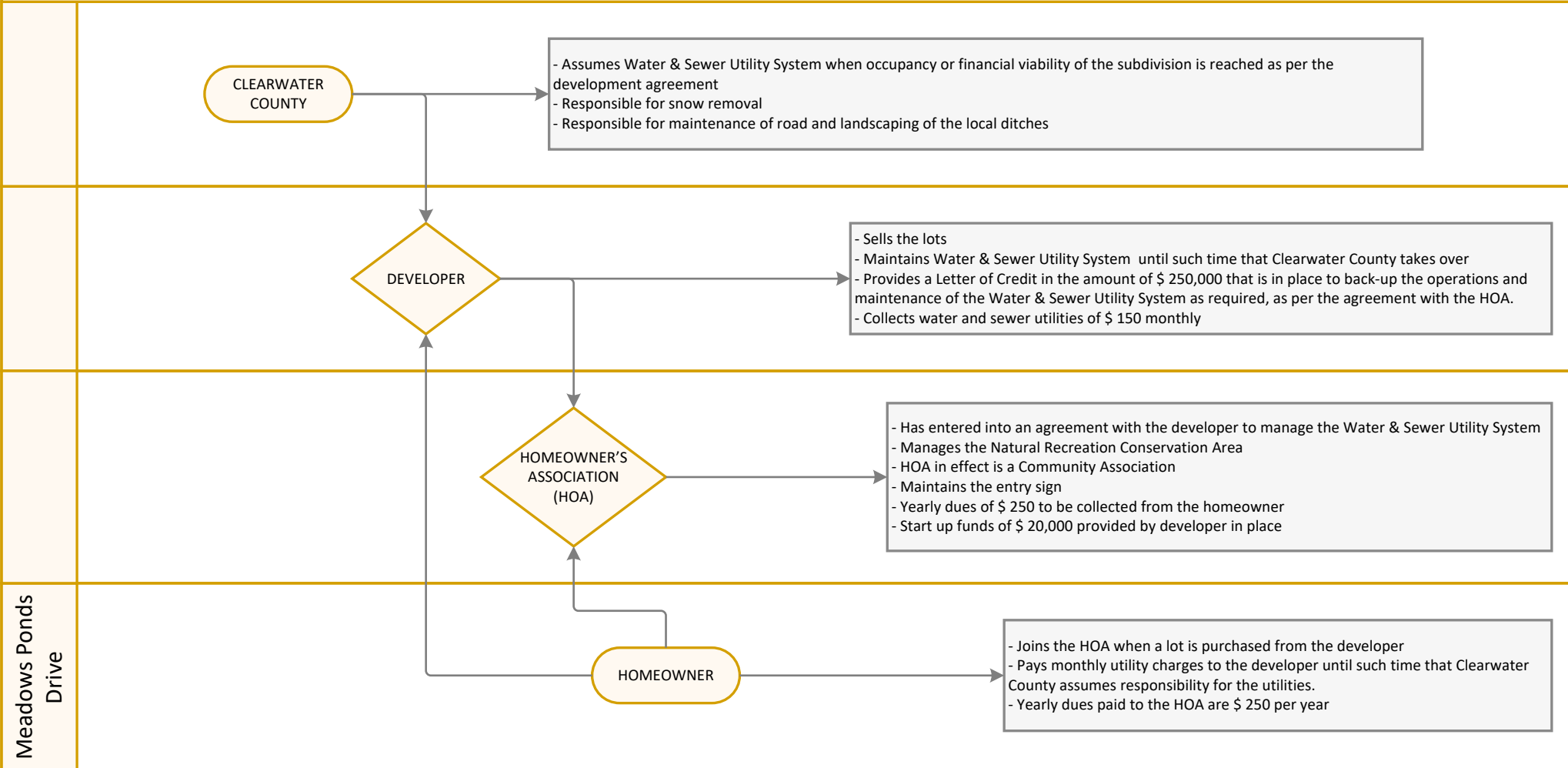


## 2022 Diamond Willow Estates - Flowchart



- 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;
  2. 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.