

Home Owners' Association



THE CLUB AND RESIDENCES OF RIVERS GATE

The Club & Residences of River's 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 River's 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 HOME OWNERS ASSOCIATION?

The Rivers Gate Home Owners 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 HOME OWNERS 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

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 and the complete document should be fully reviewed.

LEGAL STRUCTURE OF THE RIVER'S GATE HOMEOWNERS' ASSOCIATION

The Rivers Gate Home Owners Association is a not for profit organization registered under the Societies Act. All registered home owners 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 Beaverbrook 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.

HOA FEE

Homeowners will be required to pay annual Home Owners Association fees commencing January 1st, 2017. The current fee is set at \$550 per annum, and is subject to change. These fees provide the operating funds necessary for the association to carry out its functions.

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:

- In Rivers Gate, there is a not for profit Home Owners 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 fee is currently set at \$550 + GST per annum. These fees are subject to change.
- Fees are due 30 days from the date of invoice. 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.

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