

# **INFORMATION**

## **BOOKLET**

**Revised Spring 1999**





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# THE DEVELOPMENT PLAN

## Overall Plan:

The concept to develop Church Ranches into a community of country properties and natural parkland began in 1991. The project is divided into five phases with a total of 198 lots. Phase I construction began in May of 1994. The management of the development is aiming to have all 5 phases, including the lakes, beaches and pathways, completed by the year 2000.

- Church Ranches is zoned by the M.D. of Rocky View as "country residential" ....one single-family dwelling on an area no smaller than 1.98 acres.
- All properties are serviced to the property line with water, power, gas, telephone and cable TV.

## Phase I - Timber Ridge-Sold Out

- The N.E. quarter, has 34 lots and one 6 acre lake with dock and beach.
- Shale pathway beside lake and through woods is completed.
- All road construction areas are seeded back with native grasses.

## Phase II - Cody Range

- The S.E. quarter has 56 lots.
- Cody Lake was completed and filled October 1996.
- This 8 acre lake has a beach, picnic island and a canal adjoining it to Alexa Lake.

## Phase III - Cheyanne Meadows

- The N.W. quarter has 58 lots. It features a 6 acre lake and one kilometre of streams and water falls.
- A Showhome Parade opens July '99 in Phase III.

## Phase IV – Homestead Hills

- The S.W. quarter is divided into two phases. Phase IV has 27 lots. Six of these have lake frontage.
- Roads and services are under construction for the summer of 1999 completion.

## Phase V – Homestead Hills

- The final phase includes 23 lots.
- Construction will depend on property sales in Phase III and IV.
- The fourth lake will be located in Phase V.

# THE PARK and LAKES

## Overall Plan

Much of the 70 acres of parkland has been left in its natural state. The majority of the land at Church Ranches has never been cultivated. The natural grasses, wild flowers and trees are as they have always been. There has been minor clearing for pathways.

All ditches and disturbed sites are seeded to a **special native grass seed mix**. Homeowners can purchase this mix from Church Ranches.

Easements for **pathways** will ensure residents on every lot have direct **walking access** to the private park (see map).

The interconnecting **lakes** have been constructed in the naturally low-lying wetlands on the property. These lakes total 20 acres in area. Every effort has been made to integrate the man-made shorelines with the natural contours and features of the land.

Two of the lakes are **stocked with trout** and the third will be this summer. The depth of Alexa and Cody Lakes allows over wintering for the fish, under normal seasonal conditions. Sand **beaches, docks and canoe racks** are built on the shorelines of Phases I and II lakes and will be added to the Phase III lake in the summer of 1999.

A fourth lake has been added to the lake system. It will be filled in the summer of 1999, and surrounded by private lots. Although not connected to the park system, it is connected through underground pipes to the other three lakes. Water flows from Lake Four to irrigate the Bears paw Golf Course.

## Construction Details for Lakes

- The lakes were deepened to a maximum of 14 metres.
- First, the top 1.5 metre of soil was removed and relocated to provide contoured landscaping within the general park area.
- Then, the clay till was removed, recompact and replaced as a natural liner on the sides and bottoms of the lakes.
- The side slopes on the lakes are 3:1 on the leeward sides and 5:1 on the windward sides.

## Water Supply Details for Lakes

- Water for the lakes is purchased from the Rocky View Water Coop. The raw water is pumped from the Bow River to the Coop's large reservoir on the north end of Church Ranches.
- Water circulates through the one kilometre of stream in Phase III at the rate of 600 gpm. Aeration will be provided by a series of falls along the stream.
- Approximately 40 per cent of the total lake water will be replaced annually with fresh water from the Bow River.
- Lake Four is constructed to accommodate any short term water level fluctuations in the other three lakes.

## BUILDING GUIDELINES

Church Ranches is an **architecturally controlled community** of custom built homes. The following are some of the key building guidelines.

- All buildings, fencing and where the natural state of the land can be altered is to be confined to a **3/4 acre development envelop**. A location map showing the 3/4 acre site for each lot is available from the builders or the developer. The Project Engineer will meet on site with each lot owner to confirm this location.
- Homes must be a minimum of 1800 sq. ft. for bungalows with detached garage and 2400 sq. ft. for two storey homes.
- Wood and tile roofing materials and natural siding materials shall be used. Asphalt shingles with 30 year life; vinyl and metal siding may only be used with approval.
- A two storey maximum height of 10 metres; and 5.5 metres for accessory buildings is required.
- The view side of the home is to have contrasting exterior finishes.
- No TV dish or high antenna can be located without approval by the developer.
- All fencing requires Church Ranches approval re: type and location.
- All designs must be submitted to the Project Engineer, 10 days in advance of desired construction start for **approval by Church Ranches**.

A **Restrictive Covenant** covering these and other miscellaneous details (such as pets, mobile homes, on-site businesses, off-road vehicles) is included at the back of this booklet.

## HOMEOWNERS' ASSOCIATION

Every property owner is automatically a member of the Church Ranches Homeowners' Association. The Association will own, operate and maintain the 70 acres of parkland and lakes. The annual fee is \$250 per property. The Homeowners Association was set up May 1/97. The current Chairperson is Donna Pearson, 239-8252.

The Homeowners' Association provides weekly water quality monitoring of the beach areas during the summer months. As well, it provides security patrol on weekends and holidays during the spring and summer.

## THE ROCKY VIEW WATER COOP

All lots on Church Ranches will have water services supplied by the Rocky View Water Coop. The developer will provide a paid up membership in the Coop for each lot (**currently valued at \$12,000**). The Coop will charge each homeowner the sum of \$20.00 per month, plus \$3.00 for each 1,000 gallons of water consumed

The Coop opened in 1992. It services Bearspaw, Symons Valley and Balzac. Currently, it has about 800 members and has the capacity to service 2000.

The raw water is pumped from the Bow River and stored in the raw water reservoir. The water is treated in the Coop's on-site treatment plant, under strict Alberta Environment regulated standards. The water supply is 6 gpm at 100+ psi.

## **WELCOME to the M.D. of ROCKY VIEW**

The Municipal District of Rocky View surrounds Calgary on all sides except for the south. It includes approximately 44 townships and is divided into ten separate divisions with a total population of approximately 10,000.

The Municipal District (M.D.) has a governing body of ten publicly elected councillors, one from each division. From this group of ten councillors a Reeve is selected. The Reeve is the head of the M.D. and together with the councillors is responsible for all matters concerning the M.D. of Rocky View. The current M.D. Councillor for Bearspaw is Norman Kent. The main number for all services is **230-1401**. These **services include:**

- Transportation & Field Services - Jim Baldwin
  - public works including snow removal
  - fire protection services and police
  - protective services (animal control, by-law enforcement)
  - dog licensing
- Planning and Engineering - Ken Kelly
  - building and zoning permits
- Finance and Systems - John Rop
  - assessments, taxes
- Administration - Valerie Schmaltz
  - Agricultural Services Board (weed control, soil conservation, horticultural, problem wildlife)
  - recreation and tourism

## **OTHER SERVICES**

- Telephone:** • AGT Repair Service - 611
- Electricity:** • City of Calgary Electric - 232-1000
- Mail:** • Mail will be delivered Monday through Friday to a Church Ranches community mailbox location for individual pick-up.
- Garbage:** • Individual homeowners are responsible for all garbage removal. Burning barrels are not permitted.
- Cable:** • Cable will be connected free of charge providing that Shaw Cable is notified immediately after the homeowner excavates the trench between the property line and the house so as a service drop may be installed. Contact: F. Lau or B. Davis at 250-8080.
- Snow Removal:** • The M.D. of Rocky View is responsible for snow removal of all public roads in Church Ranches. This does not include private driveways.
- Emergency Numbers:** • Emergency 911 numbers are assigned to all residents in the Bearspaw area. Numbers will be given to homeowners when the building permit is issued. Numbers must be posted at end of driveway and referred to when calling 911.



## SCHOOLS and EARLY EDUCATION

Children residing in Bearspaw attend school in the town of Cochrane, 10 minutes west of Church Ranches on the 1A Highway. The Cochrane School System includes both Public and Catholic schools.

The Public school system is part of the Rocky View School Division No.41, the sixth largest school jurisdiction in Alberta. There are five public schools in Cochrane. Residents of Bearspaw are placed within three of these schools.

The Catholic school system is run under the Calgary Catholic School Board and has one school in Cochrane.

The Rocky View School Division provides bus transportation for all Cochrane schools.

### Rocky View School Division #41

Telephone: 250-1504

Fax: 250-3281

Contact: David Purdy

### Calgary Catholic School Board

Telephone: 298-1411

Fax: 237-9694

Contact: Holy Spirit School

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*BEARSPAW Section K-8*

## PUBLIC SCHOOLS

### ECS TO GRADE 4

### ELIZABETH BARRETT SCHOOL

This primary school, offering ECS to grade 4, is one of the three schools located at the top of Cochrane Hill. Its enrolment of about 400 students allows for a personal, hands-on approach and philosophy. Elizabeth Barrett has dual track English and French Immersion Programs and offers a range of instructional classroom organizations.

Contact: Deb Rougeau-Bell, Principal

Telephone: 932-3151

### GRADES 5 - 8

### MANACHABAN SCHOOL

This middle school, located at the top of hill, has about 450 students with class sizes averaging between 20 and 30 students. Manachaban offers English and French Immersion Programs plus options from Spanish language to outdoor education classes; an outdoor ed. camp for grade 6 and a grade 8 Integrated Occupation Program. The school has two computer labs and a resource centre with both special education and enrichment programs. Sports teams are competitive at an interschool level starting at Grade 6.

Contact: Brian Boese, Principal

Telephone: 932-2215

## GRADES 9 - 12

## COCHRANE HIGH SCHOOL

The High School, also on the Cochrane Hill, has about 1000 students. Cochrane High's academic standards and reputation is outstanding. Principal, Rick McDonald, feels that, "**the high school is within the top ten in the province**". For the past eight years Cochrane High School has been above Alberta's average in Provincial Final Exams and it has consistently sent between 60 and 75 percent of it's graduating students on to further education. The academic environment of Cochrane High School is achieved only through the extremely active support of the community. In order to keep their High School at the top, the community has organized **The Cochrane Society for Excellence** in Education, a parent run group providing extra financial support to fill the gaps due to budget cuts.

### Cochrane High School offers:

- an Integrated Occupational Program for grades 9 to 11.
- options in business education, fine arts, and the practical arts.
- an international exchange program which in 1994 will receive and send students to Germany, Norway, Italy and Quebec;
- a Europe Trip during the Easter Break for grade 9 students.
- Student Council activities.
- Yearbook and School Newspaper
- Tennis Club, Speech & Debate, Internet Club, Curling, Car Club, and Rodeo Club (a few of the over 25 extra-curricular activities available).

### Cochrane High sports teams include:

- Football
- Track & Field: the team has captured the Provincial 3A High School Track & Field Championship for the last two years and has consistently sent more athletes to this competition than any other High School.
- Mens and womens Volleyball, Basketball and Badminton.

Contact:  
Telephone:

Rick McDonald, Principal *SHIRLEY PEPPER*  
932-2542

*Bon Valler High  
St. Timothy's*

## CATHOLIC SCHOOLS

### ECS - GRADE 9

### HOLY SPIRIT CATHOLIC SCHOOL

This school, offering kindergarten to grade 9, is located in the east-central part of Cochrane. It opened January 1994. Although a new school in the area it has impressive plans for expansion, including a Junior High School in two to three years. Currently, high school students wishing to participate in a Catholic High School Program attend school in Calgary. A regional Catholic High School is planned for sometime in the future. Holy Spirit, with about 400 students offers:

- French as a second language
- a resource centre with special education and enrichment programs.
- band for grades 5 through 9
- full compliment of sports teams
- Student Council activities
- Religious studies are compulsory for all grades.

The Rocky View School Division runs busing for this school.

Contact: Don Summersgill, Principal  
Telephone: 932-2433

## PRIVATE SCHOOLS

### BEARSPAW CHRISTIAN SCHOOL

This school located on 144<sup>th</sup> Av. And 69<sup>th</sup> St. offers grades 1 through 11 with grade 12 beginning in September of 1999. Bearspaw Christian School is a private school with mandatory bible classes as part of the curriculum. Busing for students is provided at the time, but for next year is dependent upon funding. This school with a population of 350 students offers:

- French language options
- Outdoor Education
- Music courses/ band options for grade 7 and on
- Drama programs
- Basketball, volleyball, badminton, floor hockey, and track & field teams.

Contact: Bruce Mitchell  
Telephone: 295-2566

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## EARLY EDUCATION

### Bearspaw Kindergarten and Playschool

This association is parent organized and requires a committed parental involvement in the classroom. A certified teacher runs both classes in the Bearspaw-Glendale Community Hall. The capacity varies yearly and enrolment is based on a first come first serve basis.

Contact: Bearspaw -Glendale Community Hall at 239-1502



## BEARSPAW-GLENDALE COMMUNITY ASSOCIATION

This association organizes social events, program and sporting activities to foster community interaction. Annual family memberships are \$35.00. These are not required, however, to participate in activities. Membership provides reduced admission price to events and sporting activities and reduced rates on home and automobile insurance premiums with Smith Insurance Brokers Ltd.

The Community Association's facilities include a hall with a stage, dance floor and kitchen, **a gymnasium, tennis courts, baseball diamonds, a picnic area, children's playground and a pony club riding area.**

### Some Program Activities include:

**Scouting:** Beavers, Cubs, Scouts, Venturers, and Rovers

**Bearspaw-Glendale Playgroup:** This program provides an opportunity for both children and mothers to socialize. It is run on an informal, voluntary, minimally structured basis.

**Gymnastics:** Offered for children ages 3 - 16.

**Badminton Club:** The club runs twice a week, in the evenings, and is for the intermediate, non-competitive player.

**Bearspaw Pony Club:** For all youth, ages 5 to 20, Pony Club trains members in good horsemanship, primarily English seat, through weekly meetings and day camps.

**Bearspaw School of Fine Arts:** Instruction for ages 3 to adult. Courses offered are: piano, voice, all theoretical subjects, music history, art classes (group and private), saxophone, clarinet, flute, percussion, organ, violin, guitar and kodaly classes. Also offered is a choral program; Sunshine Company Choristers.

Contact: Michelle Kath or Rita Thurn

Telephone: 239-1032

### Sporting Activities:

**Baseball:** For boys and girls ages 5 to 16 years, including T-ball.

**Soccer:** Bearspaw Soccer is affiliated with the Cochrane Soccer League.

**Tennis:** During the summer months any community member may use the tennis courts.

### Annual Special Events:

**Halloween Party:** A community favorite. Annually, the community hall is transformed into a haunted house; with traditional "scary" games and goodies to eat.

**Arts & Crafts Fair:** Artisans display their talent for the pleasure of those who want to browse through the booths or pick up some unique Christmas gifts.

**Fall Fashion Show:** A fun-filled evening of entertainment for Bearspaw and non-Bearspaw residents.

**Christmas Party:** Entertainment is provided by the community's children and youth groups and so far Santa Claus has yet to miss this event.

For more information about community memberships, activity registration or volunteering call 239-1502.

*Lynn Ridge*

## OTHER COMMUNITY SERVICES

**Bearspaw Golf Course:** A beautiful, private, eighteen hole golf course with country club, and tennis courts. As this is a private equity course, shares can always be acquired from existing members.

Contact: Gord Sarkissian, General Manager at 239-8474

**Bearspaw Lions Club**

Contact: Gordon Smith, President at 239-0571.

**Farmer's Market:** Located at the old Community Hall on the 1A Highway, the farmer's market offers fresh produce and arts and crafts. Open Sunday afternoons from noon to four pm during the summer and early fall months.

**Newspaper Delivery:** The Calgary Herald will deliver to your home seven days a week.

Call: 235-0121. *See*

**Bearspaw Gas Station:** Service gas station and convenience store one mile south at Bearspaw Road and the 1A Hwy.

**Alpha Milk Delivery:** Alpha Milk provides direct to your doorstep delivery, two days a week. Call: 291-1330

**Bearspaw Equestrian Centre:** People of all ages can learn to ride in English Seat. Training horses, equipment and qualified staff will assist the beginning rider in learning the equestrian sport. Facilities are also available for the advanced rider and for boarding horses. The centre is located southwest of Church Ranches right on Bearspaw Road.

Call: 239-0402

## **A BRIEF HISTORY of CHURCH RANCHES**

Prior to the settlement of western Canada, buffalo grazed, coyotes roamed and the Stoney and Blackfoot Indians traversed the land on and around Church Ranches. In 1880, the Dominion of Canada leased the land to the legendary **Cochrane Rancho** and the first cattle herds of Alberta grazed on these lands. In 1901, the lease ended and the title of this section (one square mile) was given to the Canadian Pacific Railway (CPR).

For the next 40 years, various settlers, living only in sod or log dwellings, attempted to purchase the title of the section from the CPR. But, due to many setbacks, these settlers were never able to complete the payments required to obtain title.

Finally in 1941, Henry Teghtmeyer, a farmer in the Bearspaw area, purchased the section for his cattle operation and the land title was transferred from the CPR for \$7 an acre.

Mr. Teghtmeyer built the first permanent house and barn on the section in 1942. The buildings are still in use on the S.W. corner of Church Ranches. He then sold the land to his son Carl, who together with his wife ran the cattle operation for 20 years. Today, Carl 90 years old, resides in Cochrane.

In 1968, Stan and Frances Church bought the section and moved into the old house. From this base, they started a purebred Simmental cattle business, importing the Simmental cattle from Switzerland. They added new barns and corrals and in 1974 built a new house just west of the original home.

Church Simmental Ranches grew to be one of the largest Simmental cattle seedstock operations in Canada.

Now, this land has evolved one step further..... **Church Ranches; a community of secluded properties** with nature at one hand and all the **conveniences of city living** at the other. ....A very long way from being the home and range of the buffalo and those who followed the majestic herds.



# RESTRICTIVE COVENANT

TO: THE PUBLIC

WHEREAS CHURCH RANCHES LTD. is the registered owner of the following lands:

PLAN \_\_\_\_\_  
BLOCK 4  
LOTS 1 to 27 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as the "said lands")

AND WHEREAS it is desirable that the said lands should be deemed a building scheme and that certain land use, building restrictions and other conditions should be placed on the said lands;

AND WHEREAS Church Ranches Ltd. claim an interest in the said lands by virtue of ownership and by virtue of the aforesaid land use and building restrictions and other conditions as set forth herein;

AND WHEREAS Church Ranches Ltd. has carried out the subdivision of the said lands;

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the foregoing, Church Ranches Ltd. do hereby for themselves, their assigns and successors in title, covenant as follows:


## BUILDING SCHEME

1. THAT all of the said lands shall be deemed to form a building scheme and the land use and building restrictions and conditions contained herein shall be deemed to be covenants running with the land and shall be binding on and enure to the benefit of all of the said lands and owners thereof in the said scheme, such land use and building restrictions and conditions may be enforced by the owner of any lot or parcel included in the said lands or in such subsequent plans of subdivision affecting the said lands.
2. FAILURE to enforce any land use or building restriction or condition herein shall not constitute a waiver of such restriction or condition and any restriction or condition herein may be enforced as soon as a breach of such restriction or condition occurs.
3. INVALIDATION of any of these covenants by Judgement or Court Order shall, in no way, affect any of the other provisions, which shall remain in full force and effect.
4. IF ANY DISPUTE or difference arises over the interpretation of the restrictions and conditions herein contained or as to the stage of construction of any building, such dispute or

difference shall be referred to arbitration pursuant to the Arbitration Act of the Province of Alberta whose decision shall be final and binding.

### **PERMITTED USES**

5. THAT no lot located in the said lands shall be used for any trade or business or otherwise than for residential purposes or for the storage or stockpiling of any materials or supplies or stock-in-trade or other machinery or equipment. Provided however that a business may be carried on in a residence if it is wholly contained in that residence and does not attract the general public to the said lands.

 6. Mobile homes, transportable or modular homes and trailers, other than holiday trailers or vehicles are prohibited and may not be used for temporary or permanent housing on the aforescribed lots.

7. No birds or animals shall be allowed except one dog per lot, cats and small birds as household and family pets provided however that two dogs may be kept on one lot provided that the additional dog is restrained in a dog kennel or is tied with a leash so as not to be allowed to run free.

8. No activity shall be undertaken or permitted to be undertaken on the lands which creates or might reasonably be expected to create dust, smell, smoke (burning barrels shall be prohibited), noise or traffic incompatible with a private community.

9. NO motorcycles, trail bikes, snowmobiles, all terrain vehicles or other such like machines shall be operated on the said lands. NO FIREARMS MAY BE DISCHARGED ON THE SAID LANDS.

*mobile homes ?*  
10. USED CAR bodies or antiques must be stored inside a garage and not be allowed to clutter up the said lands and prove to be an eyesore to the other residents and the community at large.

### **MINIMUM HOUSE REQUIREMENTS**

11. THAT no development of any nature and no construction, alterations or renovations shall be undertaken without the prior receipt of a development, building and other necessary permits for which application shall be made and approval received in compliance with the requirements of the by-laws of the Municipal District of Rocky View.

12. THAT no building erected on the said lands will be used for any purpose other than as a private, single family dwelling house, private garage, attached or detached to such dwelling house. No private garage will be in a form or style or exterior finish different to that of the dwelling house on the same lot. No dwelling house with a detached garage will have a minimum ground floor area of less than Eighteen Hundred (1,800) square feet if of single storey construction, or Thirteen Hundred (1,300) square feet if of a two storey construction, or Eighteen Hundred (1,800) square feet if of split level construction. Alternatively no dwelling house with an attached garage will have a

minimum ground floor area of less the Sixteen Hundred (1,600) square feet if of single storey construction, or Twelve Hundred (1,200) square feet if of two storey construction or Sixteen Hundred (1,600) square feet if of split level construction. At the time any dwelling house is constructed, no such construction will take place unless it is accompanied by the construction of a minimum of a double car garage either detached or attached to the dwelling house.

Notwithstanding the above provisions Church Ranches Ltd. can, in their sole discretion, approve the construction of a dwelling house and garage which does not meet the minimum requirements set out in clause 12 herein.

13. No building shall be erected on the lands unless the plan, site elevation, site location and specifications therefore have been submitted to Church Ranches Ltd. or its agents and conform to the standards required by this Agreement. Approval must be in writing from Church Ranches Ltd. before any ground work is to proceed.

14. No building shall be erected on the said lands unless the location of such building is located on that part of each lot on the said lands as is determined by Church Ranches Ltd. as being eligible for construction of a building (hereinafter referred to as the "Eligible Building Envelope").

15. For those lots bordering on lakes which are part of the park operated by the Homeowner's Association created in Section 31-25-2 WSM no wharf shall be constructed on the said lands unless the plan and location of such wharf has been approved by Church Ranches Ltd. or its agents.

16. EVERY building shall be completed in accordance with Church Ranches Ltd. approved plans and specifications up to the stage that the exterior of the building is completed before it is occupied and no buildings shall exist upon the said lands which are not completed and which do not have the ground around such dwelling home landscaped so as to be in keeping with the general appearance of the surrounding lands.

17. No dwelling house or portion thereof (excluding fire place and furnace chimney) on the said lands shall be constructed higher than two stories (provided that a two-storey dwelling house may include a basement walkout). No garage on the said lands shall be constructed to a height which exceeds 17 feet above ground level, such measurement to be taken from an average elevation within the permitted building footprint to the peak of the roof.

18. The dominant exterior finish on each building on the said lands must be carried around all elevations and shall not be limited to the front elevation thereof. One material shall predominate for the exterior finish on each building on the said lands, with a maximum of three materials being used on one building. Natural finish materials such as brick, stone, solid wood and stucco shall be used. Vinyl and metal siding, in conjunction with brick or stone detail, may only be used with the approval of Church Ranches Ltd.. All exterior finish colours are to be in soft, natural and earth tone and shall be used on all buildings on the said lands.

19. Roof finishes of all buildings on the said lands shall be complimentary to the building finish and shall be wood shakes, wood shingles, clay or concrete tile. Pre-finished colour metal may only be used with the approval of Church Ranches Ltd.. Asphalt shingles shall not be used on any



buildings on the said lands.

20. Fireplace and furnace chimney finishes on all buildings on the said lands shall be matching or complimentary brick, stone or the same materials as the walls of the buildings of which they form a part.

21. Notwithstanding the provisions of clauses 17 to 20 inclusive, Church Ranches Ltd. can in their sole discretion waive any of the provisions contained in clauses 17 to 20 inclusive where it is shown to Church Ranches Ltd. that such waiver does not in any way detract from the within building scheme or adversely effect any other lot on the said lands.

### **LOT DEVELOPMENT STANDARDS**

22. THAT no electrical, telephone, cable T.V., gas, water or other utility services will be installed other than underground. No T.V. dish, high aerial masts, or similar apparatus shall be located on the said lands without the prior approval as to its location by Church Ranches Ltd..

23. All signs are prohibited with the exception of:

- (a) Identification signs showing the name of the owner or occupant;
- (b) Temporary signs for the purpose of advertising the sale of the property;
- (c) Any signs erected by Church Ranches Ltd..
- (d) Fire area code signs, such signs to comply with Municipal District of Rocky View requirements and specifications.

24. NO refuse pile or unsightly objects shall be allowed to be placed or be allowed to remain anywhere on the said lands. If any owner of any property shall fail or refuse to comply with the above mentioned covenant, then Church Ranches Ltd. or its authorized agent may enter upon such lot and remove the same at the expense of the owner and such entry shall not be deemed a trespass and such removal shall cause a lien for such expense to arise in favour of Church Ranches Ltd..

25. No boundary walls or fences shall be constructed with a height of more than 6 feet. No walls or fences of any type shall be constructed on the said lands until the height, type, colour, design and approximate location thereof shall have been approved in writing by Church Ranches Ltd..

26. THAT the elevation of the lot shall not be changed so as to materially affect the surrounding lots. No earthen material, rock, gravel or clay shall be excavated or removed from any property for any purposes.

27. No septic field system will be installed other than an adequate underground septic field

system that will handle a normal flow of sewage from a single family dwelling house. All septic systems or fields must meet the standards as set out by the Mount View Health Unit and be in compliance with the Plumbing and Drainage Act of Alberta and with the Sanitation and Health By-Law #C-1627-83 of the Municipality of Rocky View #44.

28. NO trees or bushes may be cut down and removed from the said lands nor may the natural grass be cultivated or destroyed on the said lands other than on the Eligible Building Envelope defined in paragraph 14 herein.

29. The impediment, impoundment or diversion of natural drainage or storm water across the said lands is prohibited.

30. No home shall be constructed which does not have an individual external read-out water meter. No potable water shall be supplied to the said lands for normal residential use except pursuant to the existing Water Distribution System. No ground water wells will be drilled on the said lands. No activity may be taken which will result in the removal or destruction of the aforescribed water meters located upon each lot or which would prejudice the efficient operation of the said water meters located upon each lot.

31. The owners of the said lands, either personally or through Church Ranches Homeowners Association agree to maintain:

- (i) the landscaped islands located in those M.D. of Rocky View roadways adjacent to the said lands and contained in Section 31, Township 25, Range 2, West of the Fifth Meridian;
- (ii) the parkland, walkways and buildings thereon contained in the lands being transferred by Church Ranches Ltd. to Church Ranches Homeowners Association; and
- (iii) the public pathway located on Lots 17 - 27 of the said lands;

such maintenance to be to the satisfaction of the Municipality of Rocky View No. 44.

32. The stipulations, restrictions and provisions in clauses 27, 29, 30, 31 and 32 herein may not be altered or deleted without the prior notification to the Municipal District of Rocky View No. 44.

IN WITNESS WHEREOF CHURCH RANCHES LTD. has caused its corporate seal to be hereunto affixed and these presents to be signed by its proper officer thereunto authorized, this 15th day of October, 1998.

CHURCH RANCHES LTD.

Per: STANLEY A. CHURCH

Stanley A. Church

*Tim  
Randy Board  
etc...  
This is legal advice + if  
you don't agree with it,  
full free to seek  
legal advice*

