



Jensen Lakes Homeowner's Fast Facts

Welcome to the Neighborhood!

Private Lake, Park, and Facility Overview

Now that you have taken possession of your new home in Jensen Lakes, you and your guests are invited to access the Jensen Lakes private lake, park, and facilities (the **facility**). The facility and the programming will evolve as the facility construction and the Jensen Lakes development progresses.

The private 20-acre man-made fresh-water lake is available 364 days a year during facility hours. Residents will have access to a variety of activities both on and around the lake. A detailed list of current, planned, and future activities and programming can be found on the JLHOA website.

The future beach club building will include the administration offices, rental areas, washrooms, change rooms, programmed activities, and a variety of rentable spaces. The existing Maintenance Building will be the interim administration offices, rental area, and washrooms/changerooms.

The facility is for the use and enjoyment of the Jensen Lakes residents* (Members) and their Guests only. Ownership of the facility and all responsibilities are legally assigned to the Jensen Lakes Homeowner's Association (JLHOA).

Jensen Lakes Homeowner's Association (JLHOA) & Membership

What is the JLHOA? How is it governed?

The Jensen Lakes Homeowners Association (JLHOA) is a not-for-profit organization that will manage and maintain the Jensen Lakes facility, select community amenities, and activities on behalf of the Jensen Lakes residents.

Membership in the JLHOA is mandatory and is automatically applied with the purchase of a home in Jensen Lakes. There will be associated yearly fees due from each property owner secured via an encumbrance registered on the title of each property. The fees will vary based on the level of lake access a resident enjoys (Standard, Private Lake Access Walkway & Lake Shore). The fees will be used to cover the maintenance and operations of the private lake, facilities, amenities, some programming, and other determined assets/amenities within Jensen Lakes. Examples of expenses include property taxes, utilities, insurance, staffing, legal fees, landscaping, maintenance, programming, seasonal lighting/decorating, and beyond. HOA's often decide to enhance the level and frequency of maintenance for other items, including fencing and landscaping along the primary city boulevards. The yearly membership fee is determined annually by the Board of Directors based on the annual operating budget.

The JLHOA is currently managed and administered by Melcor Developments (representing Villeneuve Communities Inc. and the JLHOA). Once operations have been established Resident Directors will be elected by community members at an AGM and join the existing Melcor Directors on the Board.

The Board will meet quarterly and Melcor will manage the Board and Operations of the facility until the development of the Jensen Lakes community is substantially complete. Detailed Bylaws are registered in conjunction with the JLHOA/restrictive covenant registration to ensure the long-term success of the JLHOA, the private lake, and Facilities. If you are interested in being nominated for the Board of Directors or have questions email hoa@melcor.ca

Jensen Lakes Facility - Membership Types and Fees

There are three tiers of membership in Jensen Lakes. The tiers are based on the location of the home and access/use of the lake.

1. **Standard Home Access** – Access to the park/lake (facility) through the main facility entrance. (Annual Base Fee applies)
2. **Lake Walkway Access** - Access to the park/lake (facility) through the main facility entrance and the private Lake Walkway Access assigned to the property. (Annual Base Fee times 1.5 applies)



3. **Lake Shore Access** – Access to the park/lake (facility) through the main facility entrance and direct lakeshore access of the resident’s property. (Annual Base Fee times 2.5 applies)

Jensen Lakes Facility - Membership Cards

Access to Facility will be via Membership Cards. The cards will be issued to Jensen Lakes residents age 12 and older*. Membership cards will be available starting spring 2022, and property owners will be notified with detailed information through the HOA email portal. To register for Membership Cards, submit the information as noted below for all household members permanently residing at your Jensen Lakes property to hoa@melcor.ca:

Items required for Membership Card registration:

1. Property owners must provide the following to receive membership cards:
 - a. A copy of the Certificate of Title.
 - b. A list of all members of the household that are permanently residing on the property. First Name, Last Name, and Date of Birth
 - c. A copy of Government-issued ID with a current Jensen Lakes address for all household members or a student identification card in the case of children over 12.
2. If you are a tenant, the property owner must submit a *Tenant Transfer Form*. To request a form, please email hoa@melcor.ca.
3. Upon receiving your application, you will be contacted to arrange for the card photo and card pick-up details.

General Information, Rules & Regulations

Access to the Private Lake & Facilities

1. Access to Jensen Lakes facility will be via the assigned Membership Cards. No card, No Access.
2. Children under the age of 12 are not permitted in the facility without an adult.
3. Member access will be via the electronic card-key gate, located in the facility carpark.
4. The following applies to Guest access:
 - a. Adult Members are permitted up to 6 (six) guests per household.
 - b. Children Members (age 12 to 18) are permitted up to 2 (two) guests per household between the ages of 12 to 16 years without an Adult Member
 - c. All Guests must be signed in with the JLBC Staff member before entering the facility.
 - d. Members must be present in the park at all times while their guests are at the facility.

General Rules/Requirements/Regulations

1. The facility hours of operation will fluctuate throughout the seasons as determined by weather conditions and other operational factors. Please refer to JLHOA website and site signage for current hours.
2. All Members **must** have their membership card with them to enter the facility.
3. Members and Guests will enter and use the facility at their own risk.
4. The JLHOA does not provide supervision or lifeguards at the facility.
5. Children under the age of 12 are not permitted in the facility without an adult. Adults are responsible for their children at all times.
6. Members must remain in the facility with their guests.
7. The following are not permitted in the facility and lake access walkways.
 - a. Glass items/bottles
 - b. Drinking or possession of alcohol
 - c. Pets
 - d. Smoking of any nicotine or cannabis and/or e-cigarette
 - e. Open fires are not permitted. Charcoal briquettes must be used in the barbeques.



8. Swimming is only permitted in the designated swimming area. Swimming is not permitted after dusk/night.
9. No running, jumping, or diving from/on the docks, pier, or boats.
10. Lifejackets must be worn at all times in all facility watercraft/boat rentals.
11. The use of motorized boats (including battery operated motors) or other vehicles is prohibited (except as required by the JLHOA for maintenance or security purposes).
12. No person shall at any time discharge, deposit, throw, dump, or place any trash or debris of any kind whatsoever (including, without limitation, any toxic or dangerous substance or material) in the lake, all of which are strictly prohibited at all times.
13. All users must act in a safe & responsible manner.
14. All injuries must be reported immediately to a JBC staff member.
15. Members must refrain from using foul language in the park and rambunctious and unsafe behavior will not be tolerated.
16. The JLHOA staff will evict any user displaying unacceptable behaviour of any kind at their discretion. Violation of any Jensen Lake's Residents Association Rules or Regulations may result in the immediate removal from the facility and/or loss of privileges.
17. Be safe, be respectful, be responsible, and be kind.
18. Help keep the lake safe, clean, and beautiful.
19. It's your lake – have fun!

Lake Access Walkways

1. The lake access walkways and docks are solely for the homeowners of the lake access lots.
2. Watercrafts are not permitted to be stored at the dock or on the accessway/walkway for extended periods. No overnight storage is allowed.
3. Consideration for park hours should be given on walkways.
4. No pets, glass, drinking or possession of alcohol, smoking of any nicotine or cannabis, motorized vehicles, or open fires are permitted on lake access walkways.

Private Docks

1. The private lake docks are solely for the homeowners of the lake lots that back on to the lake.
2. Park hours apply to Lakeshore properties.
3. No pets, glass, drinking or possession of alcohol, smoking of any nicotine or cannabis, motorized vehicles, or open fires are permitted on the lake, park or beach area.

Rentals

Rentals will include watercraft rentals, lifejacket rentals, and park rentals. Upon completion of the beach club, additional rentals will be available. Sign in to the JLHOA website jensenlakeshoa.ca or contact a JLBC Staff member for information.

Winter Rules

1. The JLHOA does not provide supervision on the ice surfaces.
2. Members and Guests will enter and use the facility at their own risk.
3. Helmets are highly recommended for activities for ice skating or hockey.
4. Access is not permitted to the ice surface when being serviced/cleaned by the staff or ice cleaning equipment.
5. Unless otherwise noted, hockey sticks and pucks are not permitted on the pleasure rink.
6. JLHOA Members and their Guests are expected to respect the private rinks of lakeshore residents.
7. General courtesy is expected of all individuals using any skating surface.
8. No person is permitted on the ice while Thin Ice signs are up.
9. Access onto the ice surfaces is only permitted when seasonal signage identifies that the ice surface is open.
10. No person shall dispose of any debris, including but not limited to rocks, trash, sticks and ice chunks onto the ice.



Scuba Diving

1. Members may bring in Guests to scuba dive providing all divers are open water certified.
2. All divers must provide proof of their certification to a JLBC staff member before entering the facility with dive gear.
3. Divers will be asked to sign in and out with a JLBC Staff member, and they will be asked to sign a waiver or release of liability.
4. All divers must dive with a certified buddy. There must be a minimum of two (2) divers in the water at all times.
5. Divers must use a flag, so swimmers and boaters will know where the divers are.

***Disclaimer:** This document is prepared for informational purposes only and provides an overview of the Jensen Lakes Facility. Please refer to the Jensen Lakes Homeowner's Association Bylaws for detailed definitions/terms/eligibility. All Members of the JLHOA are required to sign/accept the 'The JLHOA Claims and Liabilities, Acknowledgment of Risks and Release' form before the release of Membership Cards. Use of the Jensen Lakes Facility involves many hazards; users/members assume all risks associated with the use of the Facility; this includes family members, tenants, and guests. All information is subject to change without notice. E&OE February 2022.*