



## Jensen Lakes

### Jubilation Beach & Lake

#### General & Operational Information for Residents

These regulations are in place to assist the Jensen Lakes HOA (JLHOA) to best manage the beach and lake prior to the completion of the future Jubilation Beach Club Amenity Building and to ensure the safety of all Jensen Lakes residents and staff. Please refer to the JLHOA website, handouts, and site signage for General Information, Rules & Regulations. Various operational and usage items noted below may differ from future operations as noted in the JLHOA bylaws and/or long-term operational mandates. Please be advised that any violations of the JLHOA Rules & Regulations may result in immediate removal from the park, and/or loss of access privileges.

#### Hours of Operation

1. The lake, park, and beach will be open **Monday to Sunday from 10:00 am to 9:00 pm**. These hours are subject to change and residents will be notified of changes via Jensen Lakes HOA email notifications, updates on the JLHOA website, and site signage.
2. Residents or their guests are not permitted in the park, beach, lake, lake access walkways, or facility area outside of operating hours. This includes lakeshore property residents.
3. To manage resident and guest safety, park entry will only be available through the gate in the parking lot. This gate will be controlled by the JLHOA staff located in the maintenance building by way of card scanner, intercom, and video. This gate will also be used for exiting the park.
4. Parking is available in the main Jubilation Beach Club parking lot, accessed from Jensen Lakes Blvd.

#### Member Classifications and Park Access

1. **Standard Home Access** – Access to the park/lake (facility) through the main facility entrance.
2. **Lake Walkway Access** - Access to the lake via the shared dock and private walkway, accessed through the rear of their lots. The residents can also access the beach and main facility through the main entrance during operating hours.
3. **Lake Shore Access** – Access to the lake directly via private resident dock. Residents can also access the beach and main facility through the main entrance during operating hours.

#### Membership, Members & Guests

1. Please visit the Jensen Lakes HOA website for the process to obtain and collect your membership cards.
2. Membership cards are **mandatory** for every resident (ages 12+) for entrance to the park. No exceptions.
3. Children under the age of 12 are not permitted in the park without an adult member.
4. Until otherwise advised a maximum of 6 non-resident guests will be permitted per household per day. A guest is considered anyone over the age of 2 years old. Residents bringing guests with them need to remain with their guests in the park at all times.
5. JLHOA reserves the right to turn away any resident or guest if membership cards are not presented.
6. Use of the lake, park, beach, private walkways, and any additional amenities in the grounds will be at your own risk, there are no lifeguards on duty.
7. Caregivers, nannies and babysitters who are non-residents are permitted to access the park only as guests and must have children from the household they provide care to with them at all times. They must be registered with JLHOA staff, with the household they provide care to, and must provide photo ID and the membership card of a parent in their household to gain entry to the park.
8. Residents who are renting out their Jensen Lakes properties have the opportunity to transfer park privileges to allow their tenants to access the park and all of the amenities within the grounds. By doing this, you as the homeowner are transferring your access to your tenants. The homeowner is still responsible for all Homeowners Association Fees. Homeowners will need to submit a completed Tenant Information Form and Membership Transfer Form to JLHOA staff. Homeowners are responsible for informing tenants about all Rules & Regulations. If a change in tenants is



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needed, homeowners are responsible for notifying JLHOA staff as soon as possible. Tenants will need a piece of photo ID and proof of residency to obtain membership cards (a lease agreement is a great example).

#### Lake Access Walkways & Private Docks

1. Lake access walkways and the associated private docks are solely for the homeowners of Lake Walkway Access and Lake Shore Access properties.
2. Watercrafts are not permitted to be stored at the dock or on walkways. No overnight storage of personal items or watercrafts is allowed.
3. The following items are **not** permitted in the lake access walkways and at the private docks at any time:
  - Glass items/bottles
  - Alcohol
  - Pets
  - Smoking of any nicotine or cannabis products, e-cigarettes or vaporizers
  - Open fires

#### Fertilizer

1. We would like to ensure residents are aware that the use of lawn and garden/planting bed fertilizers are prohibited for all lake front or private walkway properties. Fertilizers contain certain nutrients that will contribute to the degradation of the lake. When fertilizer runs off into the water there is an increased chance of blue-green algae, green algae, and other vegetation that will affect the water quality and cause an imbalance in the lake ecosystem.

#### The Maintenance Building & Resident Washrooms

1. The maintenance building is closed to residents and access is for authorized JLHOA staff only.
2. Washrooms are located on the east side of the maintenance building and have been designed for resident access directly from the exterior of the building. Baby Change tables are located in each washroom.
3. There are no change rooms located onsite, please come prepared (i.e., swimsuits already on).

#### The Lake

1. Swimming is only permitted in the designated swimming area and is not permitted after dark.
2. Use of the lake is at your own risk, there are no lifeguards on duty.
3. No jumping or diving from the docks, piers or boats at any time.
4. All residents must act in a safe and responsible manner.
5. All injuries must be reported to a JLHOA staff member immediately.

#### Watercrafts & Life Jackets (PFD's)

1. JLHOA-owned watercrafts will be available for rental on a first come first served basis. Watercraft rentals are only available to residents aged 16+, and can only be rented daily, weather and staff permitting. Watercraft rental hours are 11:00 am to 7:00 pm.
2. Lifejackets are mandatory when using all JLHOA-owned watercrafts, and we encourage the use of lifejackets when using personal watercrafts, including paddleboards. JLHOA has a finite number of lifejackets available, so we highly recommend bringing your own to ensure comfort and cleanliness. While we will be sanitizing lifejackets between uses, we cannot guarantee that the lifejackets will be 100% sterile.
3. Watercrafts are not permitted within the designated swimming area.



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4. Battery-operated, electric or motorized watercrafts are not permitted for use in the lake at any time.

#### Beach, BBQ's & Picnic Shelters

1. Picnic Shelters and BBQ's will be available on a first come first served basis for residents aged 16+.
2. We ask that residents be respectful and share the space with their neighbours. Any items that remain unattended on the beach, BBQ areas, and Picnic Shelters for more than 1 hour will be removed by the staff; items will be held at the Maintenance Building for pick-up.
3. Only charcoal briquettes are permitted for use in the park BBQs.
4. The following items are **not** permitted in the park at any time:
  - Glass items/bottles
  - Alcohol
  - Pets
  - Smoking of any nicotine or cannabis products, e-cigarettes or vaporizers
  - Open fires

#### Fishing 2024 (Catch & Keep)

1. For the 2024 fishing season, only catch and release will be permitted for adult members only.
2. Care must be taken to release the fish safely back into the water.
3. If a fish is not expected to survive, it must be removed from the lake and disposed of off-site and a JLHOA staff member must be notified.
4. Members must be in good standing and their guests are permitted to fish.
5. Only one rod is permitted per person.
6. No unattended lines are permitted.
7. Fishing is permitted in the designated area, at the end of the JLHOA pier, fishing is not permitted from the sides.
8. Fish lines/hooks must not enter the designated swimming zone.
9. Fishing is not permitted from the JLHOA boat dock.
10. Fishing within 5 m of a private or public dock is strictly prohibited.
11. NO live bait or any type of food, or nets may be used to catch fish.
12. Single barbless hooks only (treble hooks are not permitted).
13. Absolutely no LEAD weights are permitted in the lake for environmental reasons.
14. Eligible members wishing to participate in the catch and keep program must register with a JLHOA staff member, with their membership cards upon arrival.
15. Catch and keep will allow households to bring home 6 fish per month, maximum 2/day.
16. There is to be no cutting of the fish within park grounds.
17. Prior to exiting the park, members must have their "keep" inspected and logged by the JLHOA staff.
18. Please note, a registered adult member, may choose to include a minor's or guest's catch as their reported TAKE.

#### Respectful Environment



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1. We understand using the beach, lake and facility will look different over the next few years and that construction delays can be disappointing. However, we ask that you remember that our staff will be doing their best to make sure that all residents and guests have a safe and enjoyable experience.
2. Residents and guests must refrain from disrespectful behavior towards other residents, guests, and the JLHOA staff.
3. Violation of any of the JLHOA Rules & Regulations may result in immediate removal from the park, and/or loss of access privileges.
4. All trash, waste, and debris must be disposed of in the trash cans in the park. Disposal of any trash or debris, including, without limitation, any toxic or dangerous substances, in the lake is strictly prohibited at all times.

#### Contact Info & Links

Jensen Lakes HOA Website: [jensenlakeshoa.ca](http://jensenlakeshoa.ca)

Jensen Lakes HOA Email: [info@jensenlakeshoa.ca](mailto:info@jensenlakeshoa.ca)

Jensen Lakes Staff/Facility Email: [Parks@jensenlakeshoa.ca](mailto:Parks@jensenlakeshoa.ca)

Jensen Lakes Staff Phone Number (During Open Hours): 780.347.0460

RCMP Contact: 780.458.7700

***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 July 9, 2024.*