



HAWKS LANDING

New Owner Community Quick Facts

Owner Association Fee Payments:

- Monthly Owner Association fees are payable on the 1st of each month by each property owner.
- Current monthly Owner Association fees are \$129.00 and are subject to change upon board approval.
- Payment of fees are preferred by Pre-Authorized Payments. To register please submit the attached form to invoices@lamontland.com. Alternatively, payment can be made by providing 12 months of postdated cheques in the name of "Hawks Landing Owner Association" prior to each annual anniversary of property ownership.

Regardless of payment method the Owners Association will require each property owners contact information listed on the top portion of the attached form by sending to the above email.

Property owners are responsible for items such as:

- All maintenance, repairs and operating costs of their home and everything within their lot property lines, including all fences along their property lines.
- Landscaping and landscaping maintenance in front of their lot extending to the sidewalk or curb.
- Maintaining lot drainage patterns and back of lot swales.
- Clearing snow on their own property, driveway and the sidewalk in front of their lot.
- Any fees or utilities relating to their specific home or lot such as water, wastewater, storm water, power, gas, communications, property taxes, insurance etc. The only individual home or lot fee covered by the Owners Association is garbage/recycling pickup as noted below.

The Owners Association is responsible for items such as:

- All maintenance, repairs and operating costs within the common area not covered in the above property owner scope within the onsite park, onsite road right of way, entrance features and landscaped boulevards along Talon Drive adjacent to the community.
- Clearing snow on the onsite roads, park pathway and Talon Drive sidewalk adjacent to the community.
- Note – Talon Drive road and utility maintenance and repairs including road snow clearing is the responsibility of Westbank First Nation.

Garbage & Recycling:

- The Owners Association fee will cover standard curbside garbage/recycling pickup for each home through Waste Connections of Canada Inc.
- Each home will receive one garbage bin and one recycling bin upon initial service request to the Owners Association.
- Currently pickup of garbage will be provided every Monday and recycling every other Monday, excluding Christmas and New Years Day (pickup days are subject to change by contractor).
- Bins are to be placed in front of the owner's lot on the road by 7am on the day of pickup to ensure it is collected.
- Bins are to be stored on the owner's property when not out for pickup. It is recommended the bins be stored in the garage or beside the home behind the front door so they are not as visible from the street.
- It is the responsibility of the property owner to abide by the terms of the contracted provider (such as no contaminated items, no overloading of bins, providing collection truck access, all items to be within bins, bins are rented and are to be protected/maintained by the property owner etc.) and if any additional fees or fines are charged to the Owners Association due to actions of an owner those charges will be recovered from that property owner.

This summary is only provided for convenience and not meant to be all inclusive and is subject to change. Each property owner is expected abide by and be familiar with the bylaws, rules and requirements contained within the Hawks Landing Owner Association, Headlease, Sublease and other associated documents.

If you require further information, please don't hesitate to contact us at 1.800.788.7575



HAWKS LANDING

ELECTRONIC FUND TRANSFER
AUTHORIZATION FOR DEBIT TRANSFER

Account Surname: _____ Account First Name: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Email Address: _____ Phone Number: _____

Additional Residents: _____

HEREBY AUTHORIZE ROYAL BANK OF CANADA (RBC) AND:

Hawks Landing Owner Association
200, 5716 – 1 Street SE
Calgary, Alberta, T2H 1H8
403-252-7575

TO TRANSFER FUNDS OUT OF MY ACCOUNT AT THE FOLLOWING LOCATION:
(If possible attach a **voided** blank cheque to this form)

Financial Institution Name: _____

Branch No. (5 Digits): _____ Institution No. (3 Digits): _____

Account No. _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Phone No: _____

I authorize the Payor and RBC to use the services of any member of affiliate of the Canadian Payment Association (CPA) in carrying out this authorization. I agree to be bound by the standards, rules and practices of the CPA as they may exist from time to time. I agree to give written notice of cancellation of this authorization to the Payor and to be bound by this authorization until the Payor has had reasonable time to act on the notice. The Payor and/or RBC may terminate this authorization by providing me with (10) days' notice. I undertake to inform the Payor within (5) days of changes to branch, account, and institution number while this authorization is in effect.

Signature: _____ Print Name: _____

Date: _____