



Rules & Safety Regulations

Your Guidelines for Enjoying Life in The Lake at Heritage Pointe Community

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LAHPOA Rules & Safety Regulations

USE OF THE LAKE AND ITS ENVIRONS

1. **Valid Lake Access Cards** are required to enter the Lake House, Upper Lake and any other controlled, private amenity areas. Access cards may be used by **ONLY** the resident to whom it was assigned.
2. **Each household** will have, at most, two Adult Owner Resident Members. Adult residents may take a reasonable number of guests into the Lake House, subject to the discretion of Staff/Directors.

All others within the household, age 14 and older, will be considered Junior Members and are permitted no more than two guests at one time unless authorized prior to entry.

Adult children over 21 must provide a Driver's License or other government issued photo ID with address for proof of residency, which will be reviewed annually.

THE ASSOCIATION RESERVES THE RIGHT TO LIMIT THE NUMBER OF GUESTS AND/OR REFUSE FACILITY ACCESS.

3. **All Guests** must be signed in and accompanied by a Resident at all times. Lake House staff may request ID from guests.
4. **Members** will be held responsible for any violation of these rules and regulations by their guests, in accordance with the conditions of the Resident Waiver on file for your property.
5. **Renters** within the LAHPOA community are permitted use of access cards providing the Homeowner relinquishes this privilege to the Renter. A letter of authorization from the Homeowner must be submitted to the LAHPOA, accompanied by a copy of the current Rental Agreement.
6. **No persons** are permitted into the Lake House and park area later than posted summer hours with the exception of an officially booked Private Event.

GATES ARE DISABLED AFTER POSTED HOURS OF ACCESS. VIOLATORS ARE SUBJECT TO FINE AND LOSS OF LAKE ACCESS PRIVILEGE.

7. **LAHPOA employees and Board members** have the authority to enforce all rules and regulations. Residents with concerns are requested to contact the Community Manager.

The LAHPOA Board of Directors has appointed Community Manager, Don Waldorf, as the:

"Official Agent of the Lake at Heritage Pointe Homeowners Association" with respect to the Province of Alberta's "Trespass to Premises Act, 2004".

Residents that witness serious/suspicious activities are requested contact Okotoks RCMP at (403) 938-4202 or call 9-1-1 immediately.

8. **The abuse**, physical or verbal, of any staff, member or guest may result in suspension of privileges.
9. **Glass bottles**, dishes, or any other glass products are strictly prohibited within Lake House park areas or any Association property including, Beach, Lake and winter ice.
10. **THE POSSESSION AND USE OF ALCOHOL OR LEGAL/ILLEGAL RECREATIONAL DRUGS IS STRICTLY PROHIBITED AT ANY TIME AT THE LAKE HOUSE OR UPON ANY LAHPOA PROPERTY.**

Exception is made for alcohol at authorized private functions inside the Lake House; these require proof of a *Liquor Permit and Party Alcohol Liability (PAL) Insurance*. All alcohol must be consumed within the Lake House proper and not on Beach or park property.

LAHPOA STAFF RESERVE THE RIGHT TO INSPECT ALL CONTAINERS AND BAGS AT THEIR DISCRETION. VIOLATORS ARE SUBJECT TO FINE AND LOSS OF LAKE ACCESS PRIVILEGE.

11. **SMOKING AND VAPING** ARE NOT PERMITTED WITHIN THE LAKE HOUSE, ON THE BEACH OR WITHIN 25 FEET OF THE ENTRANCE TO LAKE HOUSE PROPERTY.
12. **ANIMALS** ARE NOT PERMITTED IN THE LAKE HOUSE AREA OR IN/ON THE LAKE AT ANY TIME, INCLUDING THE UPPER LAKE and WINTER ICE. The Upper Lake feeds into the main Lake and electrical and other hazards are present in the Upper Lake. Animals are permitted in the Upper Lake Park but are restricted to green space areas only. Animals MUST be leashed and under the care and control of the handler AT ALL TIMES. Handlers MUST immediately clean up after their animals.
13. **No open fires** are permitted upon Association green space or Environmental Reserve natural areas.
14. **Non-commercial drones** are not permitted to be launched from or fly over any LAHPOA property or residential property without prior notification to and authorization by the LAHPOA.
15. **Members are reminded** to remove all personal belongings when leaving LAHPOA common areas. Personal property may not be affixed to any Association property and will be discarded. The Association cannot be held responsible for personal property.

LAKE HOUSE HOURS OF OPERATION

Lake House hours of operation are determined by the LAHPOA Board of Directors and Community Manager and vary by season. Please see signage as posted at the Lake House.

Please note that the Lake House is NOT open at all times. Current hours of operation are:

Winter Hours: (staffed)

- Vary by condition and activity level. Typically, we are open on weekends from 11:00 AM to 4:00 PM while the GREEN notification flags are raised.

Summer Hours: (staffed)

- 9:00 AM to 8:00 PM daily from the May long weekend till June 30th.
- 9:00 AM to 9:00 PM daily from July 1st to the September long weekend.

Lake Gates are disabled and access not permitted after hours for security purposes. After hours use of the Association's secured park and Lake facilities is considered trespassing. This includes Lake Front properties and Lake Access properties.

LAKE HOUSE FLAG SYSTEM

During winter months, a flag is always posted over the entrance to the Lake House:

- **RED FLAG:** Lake is closed for use (due to possible unsafe ice conditions);
- **GREEN FLAG:** Lake is open for use.

Members and guests are expected to take appropriate precautions when the green notification flag is displayed as this does not guarantee that hazards are not present.

EMERGENCY PROCEDURES

- Notify the closest staff member immediately.
- Any witness should identify him/herself to staff members and Emergency personnel.
- The facility has an emergency protocol procedure in place. Please follow any staff directives.
- If 9-1-1 has been called by anyone other than a staff member, please notify the Lake House immediately at (403) 263-5540.

USE OF WATER CRAFT**Rowboats, Canoes, Kayaks, Pedal Boats and Stand-Up Paddleboards:**

1. Water craft must be signed out through a Staff Member, and the signing Resident Member must remain with the equipment at all times. Member Resident access card(s) must be left with the Lake House office when using any Owners Association water craft. Reservations are not accepted for water craft. Water craft are signed out on a first-come first-served basis, and only one water craft may be signed out by one person at any time.
2. **LIFE JACKETS (PFD's) MUST BE WORN AT ALL TIMES WHEN USING LAHPOA WATER CRAFT. NO EXCEPTIONS.** Violation of this condition may result in the loss of Lake Access privileges. PFD's are available at the Lake House and must be worn, fastened correctly, at all times when using water craft. The maximum number of people per water craft is:

- a. Row Boats: 4 people
 - b. Canoes/Kayaks: 2 people
 - c. Two Person Pedal Boats: 2 people
 - d. Four Person Pedal Boats: 4 people
 - e. Stand-Up Paddleboards: 1 person (plus one adult to accompany any child under the age of ten).
3. **Careless and dangerous operation** of any water craft will result in the immediate loss of boating privileges. In addition:
 - a. Jumping and swimming from any water craft, except for SUP's, is strictly prohibited.
 - b. Fishing is permitted from rowboats and canoes only.
4. **No gas-powered boats** may operate on the Lake with the exception of the LAHPOA service boat, Fire Department Rescue craft or approved sub-contractor equipment. Trolling electric motors are permitted, provided proper marine specification sealed batteries are used to prevent lake contamination in the event of submersion. No high speed electric power water craft are permitted on the lake.
5. **No person under the age of 14 years** may be issued a water craft by the Lake House staff. Junior members aged 14-17 may be issued a water craft with a signed parental consent form/letter on file at the Lake House office.

Children 10 years of age and up may be issued a Junior SUP, with on-file parental permission.

Those Under 10 may use Junior SUP's with adult accompaniment; this adult is not required on the same board. ID may be requested. All passengers under age 18 must have either a **Parental Consent Form** on file or be accompanied by a responsible person 18 years or over.
6. **During busy periods**, Association staff may limit the amount of time a member may use a water craft.
7. **In the event of a craft capsizing**, STAY WITH THE CRAFT AND AWAIT HELP.
8. **All water craft** on the Lake should immediately come ashore if hazardous conditions arise, such as poor visibility, high winds, lightning or storms.
9. **Beaching of LAHPOA water craft** is allowed at the Lake House only. Lake Front residents may beach their craft wherever necessary, in an emergency and at their own risk.
10. **The three Islands upon the Lake are OUT OF BOUNDS.** Beaching of water craft on the islands is not permitted, and the islands are not to be occupied unless in the case of an emergency.
11. **No docking** is permitted at private docks without prior approval of the Home Owner.

12. **No water craft will be issued** 45 minutes before the Lake House closes. Water craft must be returned 15 minutes prior to the posted closing time.
13. **Swimming, boating and fishing in the Upper Lake** is STRICTLY PROHIBITED. The Upper Lake has various hazards and limitations that preclude these activities.
14. **To avoid the spread of disease** from foreign waters, e.g. Whirling Disease, it is mandatory that all non-LAHPOA boats, recreational watercraft, swimming and fishing gear, and associated equipment be thoroughly cleaned prior to use near, on or within the Lake. This includes all boat surfaces, electric motors and/or paddles, diving and swimming equipment, flotation devices, toys, fishing tackle and apparel (e.g. foot wear). Felt soled footwear is prohibited at all times.

The LAHPOA reserves the right to inspect all non-LAHPOA water craft and gear for contamination. More information on the presence of Whirling Disease and its eradication may be found at <http://aep.alberta.ca/fish-wildlife/wildlife-diseases/whirling-disease/stop-the-spread.aspx>

FISHING

1. **Fishing privileges are restricted** to two (2) guests per Association Member. The Member must accompany guests at all times when fishing.
2. **Only rod and reel fishing** is permitted. Net fishing, long lining, and spear fishing are strictly prohibited.
3. **Catch limits** are as follows:
 - a. **TROUT:** Due to the outbreak of Whirling Disease in many of Alberta's watersheds, a **CATCH AND RELEASE POLICY** is currently in place until fish hatcheries are permitted to restock the Lake. **Catch and release of trout is MANDATORY until further notice.**
 - b. **GRASS CARP:** Catch and release only. These fish are essential to the minimization of weed growth.
 - c. **LING COD (BURBOT):** Catch and release or keep.

PLEASE REPORT ALL FISH CAUGHT AND KEPT TO THE LAKE HOUSE. The LAHPOA reserves the right to inspect all containers leaving the property.

4. **In accordance with Alberta Sport Fishing Regulations**, each person may use only one line when angling into open water and no more than two lines when angling into ice-covered water. **No live minnows/bait may be used**, and no baiting of the water is permitted.
5. **No fishing** is permitted from lands surrounding the Lake, Association docks or beaches. Cleaning of fish is not permitted on Association property.
6. **Lake Front Home Owners** may fish from their own docks.

7. **Boats and fishing tackle** must remain 50 feet from the Beach and Creek feeding down from the Upper Lake.
8. **No fishing** is permitted within 25 feet of private or public docks.
9. **The LAHPOA reserves the right** to close the Lake to fishing at times such as fish stocking, weed treatment, unsafe ice or other reasons.
10. **Ice fishing holes** must be made by an ice auger, no larger than 10 inches in diameter and a minimum of three feet apart. Any open and new holes must be identified with an orange pylon cone for a 24-hour period. Pylons are available from the Lake House (limit of 3 per person). All holes must be packed with snow and marked prior to leaving the ice surface.

NO ICE FISHING HOLES ARE PERMITTED WITHIN 20 FEET OF ANY CLEARED SKATING AREA OR DOCK.

11. **Ice fishing is permitted** once green flags are posted at the Lake House. The ice will be determined to be safe when Lake House staff have determined there exists a minimum of eight inches (20 cm) ice thickness, consistently across the Lake.
12. **Only MUSHROOM style boat anchors** are permitted for use in the Lake. Damage to the Lake liner may occur with use of any other anchor type. Any damage to the liner or loss of water caused by the use of any prohibited anchor device will become the liability of the Home Owner.

WATER TRAMPOLINES & OTHER FLOATING STRUCTURES

1. **Lake Front Home Owners** may place floating trampolines and similar floating structures on the Lake only when they are in active use by the member family and supervised by a member of the host family personally. If the structure is not expected to be in use for an extended period of time (eg. absence of family while on vacation), please consider moving it to a secure location on Home Owner property.
2. **All floating trampoline and similar floating structures must be securely anchored** to ensure they do not drift. The anchoring system must be presented to and reviewed by the Association. A mushroom anchor or similar blunt anchoring method is mandatory to minimize potential for damage to the lake liner.

The Home Owner remains fully responsible for any damage and associated repair costs to the lake liner, as well as the cost to replace any water volume lost from the lake.

3. **The LAHPOA is not responsible for any floating trampoline or structures;** these remain the sole responsibility of the home owner. Home owners must indemnify the Association of any responsibility related to the floating structure.

It is recommended that Home Owners investigate the procurement of additional home owner's insurance for these structures against potential damage, liability or injury claims.

PLEASE HELP KEEP OUR BEACH CLUB AND PARK AREAS SAFE AND CLEAN

Violation of any LAHPOA Rules and Regulations may result in suspension or loss of privileges. Homeowners must respect the privacy of all residents. LAHPOA Rules and Regulations are subject to amendment without notice.

SPORT/TENNIS COURT

The Lake at Heritage Pointe "Sport Court" provides a superior playing surface for basketball, volleyball and short court tennis. Because the court surface material is costly and subject to damage when abused, the following restrictions are necessary:

1. **The use of the court** is limited to tennis, basketball and volleyball. Ball hockey is permitted, but hockey pucks are not allowed.
2. **Skateboards** and in-line skates are prohibited.
3. **Players require** proper athletic footwear.
4. **Jumping**, hanging, sitting or leaning on the tennis or volleyball net is strictly prohibited.
5. **Chairs** or other hard objects shall not be placed on the court surface.
6. **Maximum court time** is 45 minutes when others are waiting for a court.
7. **Hanging** on the basketball hoop is strictly prohibited.
8. **All access to the Sport Court** must be by use of card access only. Climbing over fences to gain access is strictly prohibited and may lead to disciplinary action.

ICE SKATING AND CYCLING

1. **Hockey sticks and pucks** are permitted on designated Hockey Ice only.
2. **Lake Front Home Owners** may clear the Lake in front of their lot for skating. No boards, boundaries, benches, lighting, fire pits or the like are permitted on the Lake or Upper Lake.
13. **Recreational skating is permitted** when the GREEN flags are showing at the Lake House. The ice will be determined to be safe when Lake House staff have determined there exists a minimum of eight inches (20 cm) ice thickness, consistently across the Lake.
3. **Bicycles** are permitted in park areas provided cyclists use paved walkways. Cyclists **MUST** yield to pedestrians.

MD of FOOTHILLS/HERITAGE POINTE SPORTS FIELDS

The Hamlet of Heritage Pointe contains a municipal reserve parcel (approximately twenty acres) that is located on the west side of Heritage Lake Drive and north of Pine Creek Road and used by the MD as part of the Dunbow Recreation Board public recreation area and sports field.

The Sports Field offers a regulation size Baseball Diamond and Soccer Pitch and both are available for casual use by area residents at **NO CHARGE**. Thanks to a generous grant donation from the Dunbow Recreation Board, the LAHPOA has acquired baseball and soccer equipment that may be borrowed at no charge for casual use on the fields.

Use of the playing fields is managed by the Lake at Heritage Pointe Owners Association. To inquire as to availability, please direct email to info@lahp.ca or call the Lake House at (403) 263-5540.

GATED COMMUNITY PARKS, GREEN SPACES, PATHWAYS

The Lake at Heritage Pointe has an abundance of natural and man-made amenities for all members of your family to enjoy.

There are three primary amenity areas: The Lake, Community green space and Environmental Reserve natural areas. Each of these amenity areas is available for your enjoyment. The installation of permanent or semi-permanent equipment or facilities in these areas is not permitted.

Specified community green spaces and the Lake belong to the LAHPOA and access in some cases is restricted. An Access Card is required to use the Lake House, beach and playground area, the sport court amenity and Upper Lake. Some community open spaces, while private, are not entry controlled.

The three islands on the Lake are out of bounds and may not be occupied unless in the case of an emergency.

Community pathways exist throughout the entire community. Gated pathways must remain closed and are accessible using gate access cards only. Please report any misuse, damage or vandalism to Lake House staff.

Should you witness vandalism or other suspicious activity please call either the Okotoks RCMP at (403) 938-4202 or call 9-1-1.

DOGS OR OTHER PETS

1. **Pets may be exercised** anywhere in the community except within the fenced confines of the Lake House/Lake area and **MUST BE LEASHED AT ALL TIMES**. The current MD bylaw can be viewed at: http://www.mdfoothills.com/media/files/upload/DogBylaw_86_2010.pdf. Offenders can be reported to the **MD Protective Services** at (403) 603-6300.
2. **There is NO off-leash area** in the Lake at Heritage Pointe community.

3. **NO PETS ARE PERMITTED** ON THE BEACH, IN THE LAKES, ON THE ICE, OR ON SUP's AT ANY TIME.
4. **The following is an excerpt from the Encumbrance Agreement** registered against the land title of every Home Owner in the LAHP community:

No animal other than those designated as "domestic" pets shall be kept on any premises. The owner of the pet will immediately remove feces deposited by their animal on common or residential property at all times. The LAHPOA will, upon receipt of two reliable and substantiated reports, or camera image, fine the pet owner negligent in removal of feces, two hundred and fifty dollars (\$250) per occurrence. Fines remaining unpaid will be applied to the homeowner's Annual LAHPOA Fees for collection.