



## Welcome to the Villages at Wolf Creek

### COUNTRY LIVING AT IT'S BEST

#### INTRODUCTION

With the purchase of your lot we feel you have made a wise investment for your future. Listed below is some general helpful information about the villages that will help with your building and living decisions. The villages are a new cluster concept living experience that is totally different in design and aesthetics. Combined with our nationally ranked golf course you will get city services in a rural setting, something that is very rare in this province.

#### WATER SUPPLY

The villages will be the first rural community in central Alberta to receive the regional line feed for water supply. In other words you will have the same water as all major communities on the regional line. With no wells to dig it creates a unique aspect of our development that sets it apart from your usual rural development. All water lines are attached to each lot and supplied from our transfer station that is located on the golf course. Your plumber will be able to tie in direct to the water system which is no different than a city lot, we will supply a meter horn for and filter the meter will be installed by our designated plumber, hookup fee to the water is \$1,000.00, and this includes the cost of the meter, filter and warranty. The villages will have its own private utility billing system that will be based on your monthly consumption along with a service fee, very similar to other rural



communities. This information will be supplied with the Village by-laws.

### SEWER AND SEPTIC

A very unique feature of the villages will be our sewer and septic system. This is a low pressure system that requires an e- one grinder pump to each home. It is the responsibility of the builder to purchase this system. The e-one is purchased through the designated contractor Thompsons ditching, pricing will be subject to location of pump to house.

All sewers will go to our Seair septic diffusion system which is a state of the art management system designed exclusively for our development. The end product is a clean and odorless and very environmentally friendly. All water will be recycled through our irrigation ponds for the golf course.

### SEWER AND WATER UTILITY BILLINGS

All sewer and water billings are the responsibility of the Villages. Currently billings are done once every month. All costs of water and sewer are based on the Red deer regional commission rates and then mirrored similar to surrounding community's current costs. Our costs may be slightly higher than larger communities and are adjusted according to our by-laws. Increases in O & M costs will be adjusted according power usage of the plant and other operational maintenance increases.

### ROADWAYS

All entrance and internal roads are made to county standards and will based on a 30 Kil/hr driving condition. The roads chip sealed paved to county standards and have been complete and upgraded. It is the counties responsibility to maintain the roads and make improvements when needed. It will be the responsibility of the property owners to look after their ditches in front of their homes, the county will mow from time to time but for the benefit of all other homeowners we would appreciate their supplemental help. All entrances and culverts are the

responsibility of the lot owner and should be installed to correspond to your home location and drainage plan. (Minimum 12 inch in size) The county of Ponoka will be responsible for the streets including snow plowing in the winter. Any complaints about these services must be forwarded to the county.

### **ATCO GAS**

All lots have gas supplied from ATCO gas; there is a service hook up fee that is charged to each home owner based on the rural contract. The fee amount presently stands at \$3,800 and will be billed to the lot owner upon completion of their home. Either ATCO or their service provider will handle the monthly billing.

### **FORTIS POWER**

All electric power is supplied by Fortis Alberta, power meters will be supplied to each home upon installation your contractor should handle all these details. All dealing with electrical installation for the home will be through Fortis, your retailer is your choice. Street lights will be on the roadways and will become the responsibility of the county, we have chosen a more ornamental lighting system that is less generic and looks more upscale for this development. Any problems with street lights can be forwarded [www.fortisalberta.ca](http://www.fortisalberta.ca)

### **SECURITY**

This is not a gated community but you are in a relatively safe area; however it is wise these days to have your own personal security system. There are many systems out there that can service the needs you require. Please contact us if you would like a list of our preferred security providers. Suggested installer Phase 3 – Ponoka – Contact Duane Sebian – 403-783-2199

### **FENCING**

Fencing must follow the restrictive covenant and architectural controls, please follow those guidelines. The Resort may decide to fence certain boundary areas to protect the home owners from golfers. This will be at the discretion of the Resort and will only be needed in certain areas. Homeowners cannot take this fence down. Please contact the developer for any special requests for fencing.



## STORAGE

All storage of extra vehicles, trailers, ATV's and snowmobiles must be kept in an enclosed garage as per the restrictive covenant. The Covenant has allowed for these storage buildings and or garages As long as the continuity of the building code is maintained as per the architectural controls. (Currently this policy has not been enforced and we have allowed some parking of RV's as long as follows our standards)

## PETS

All pets must be contained on the homeowner's property; we suggest you use a wireless collar system that is set to your boundary. When animals are walked you must have a leash on the pet and also have a bag of some sort to clean up any excrement that is left. Any animals found running loose or disturbing their neighbors will be reported to the county by-laws officer. Small pet runs may be allowed as long as they are hidden and completed with material that is not detrimental to the development. Please contact the developer for further details.

## TELEPHONE

Telus lines are trenched to your lot line; it is up to your installer to attach to your phone. The telus hard lines do not have high-speed internet, so it is optional if you put them in, cell service is fairly strong in our area with the recent addition of towers.

## INTERNET

Internet service is by microwave in rural areas, for the best access at this time. We have three towers in the area with three separate companies; depending on your location one of these towers should be able to reach your home. Starting price for most services is around \$50.00 per month. Please contact us for a list of

available companies. Suggested Internet Telus Hub, missing link or xplorenet. Suggested installer Tantec Electronics 403-783-4000

We have been in communication with Shaw about installing dedicated high-speed to the development. This is a work in progress but the initiative is being pushed by the county and we should see this happen to your home in the near future.

## TELEVISION

There is no cable in rural areas however satellite is readily available at a reasonable price from both **Shaw** and **Bell**. There are several contractors that can install. Suggested installer – Tantec Electronics 403-783-4000

## GARBAGE COLLECTION

All garbage in the county is handled through the county transfer station in Ponoka. It is up to the home owner to take his or her garbage to these sites. There are private garbage collection companies that come through the area and can be hired privately. There will be no burn barrels allowed in the villages. (Phantom Garbage Services 403-391-3989 is private company that currently services our development, please contact them if you wish this service.

## TAXES

County Mill rate is set on an annual basis; you will receive a notice for taxes in the mail usually around early May. The county will send out an appraiser to value your home for taxes once it is complete. So far our county taxes are very reasonable compared to other municipalities. You can contact the Contact the county of Ponoka at 403-783-3333

## MAIL SERVICE

Mail boxes are set near the entrance to the villages, as more people move in the system will be expanded. There is no door to door service in the rural area. You are currently in RR#5, the site 1 or 2 and box number chosen based on what numbers are up and ready on-sight. Please contact Canada Post in Ponoka for mail box assignment.



## HOME CONSTRUCTION

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All buyers must follow county by-laws in the application for their building permit. The lot owner is responsible for clearing all trees (if applicable) on the lot. Lots are sold as is with some alterations made based on the overall building grade engineering certificate. During construction the site must be kept clean of debris that could blow into other lots and homes. All landscaping and other building requirements will be per the restrictive covenant and architectural controls.

## REAL PROPERTY REPORT

Is the responsibility of the lot owner and is usually a requirement made by your financial lender. The purpose of a RPR is to verify the location of your lot boundary; you will require a qualified land surveyor to complete this process.

## RESORT AMENITIES

As a village owner you will be encouraged to use the Resort amenities including the golf, teaching centers and loop golf course. In time the Resort will add expansion areas that will include a fitness area and spa. Usage of these amenities will be based on your membership status that will be set from year to year. Fee structure will be based on your membership category which is detailed in the club by-laws.

## RESTRICTIVE COVENANT & ARCHITECTURAL CONTROLS

It is crucial for this development to maintain a high standard that will reflect on the values of each property. The restrictive covenant is attached to the title of each home and phase, this allows the home owner a say in how the development is maintained and protects his or her interest. It is the responsibility of the developer to maintain the standards through the architectural controls set out. Though these controls may have changes over the years they will still be maintained at a high standard for all home owners.

## **GOLF EASEMENTS**

The Villages is a new look development that has taken great care in developing separation from the Golf while allowing for views and privacy. Many golf developments design the subdivision first then try and fit the golf course amongst the housing. The Villages uses an opposite approach as the subdivision was designed around the golf. The golf easements are attached to all titles is build to protect both the home owner and the developer. Our solicitors studied golf developments extensively and all the issues that could come up, we feel our easements reflect the best case scenarios for our golf course.

## **LOCAL AMENITIES**

The villages are located conveniently between the two townships of Ponoka and Lacombe. Both communities are about 11 kilometers away and offer more than adequate shopping for convenience. The city of Reddeer is within 25 minutes from the north end.

## **SCHOOL SERVICES**

The villages are located in the Wolf Creek school division which includes Lacombe and Ponoka. All bus services to the villages will come from the county of Ponoka to service those schools. School busing will come to your door for Ponoka Schools. There is also alternate busing to Lacombe however it is a pick- up service at our campground entrance.

## **BUILDING TIMELINES**

All homes must be built within 2 years of the purchase of your lot. Exceptions to this rule will be first and second offering buyers only.

## **REAL ESTATE**

If your plan is to sell your lot and not build all real estate signs follow certain standards. All signs must be approved by the developer before installation. No signs will be put on any exterior fencing or tacked to trees. Each sign must be sufficiently in the

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ground as to not blow over in the wind. Signs must be on the lot owners land only and not in the ditch or on a fence. Directional signs off property are not allowed.

## CONCLUSION

The villages at Wolf Creek were designed to offer buyers a unique Resort experience while enjoying country living. We have taken great care to offer our buyers as much privacy as possible; our golf design is set back from the housing to protect the homeowner and his or her property. We encourage each owner to make use of our Resort facilities including all aspects of the Restaurants and lounges. We want to make Wolf Creek a lifestyle experience that will last a lifetime for you and your family.