



**ROHIT
COMMUNITIES**

HOMEOWNER HANDBOOK

Rohit[™]
COMMUNITIES | Bold Goes Further

➔ **WHERE YOU
WANT TO BE**





DEAR HOMEOWNER

WELCOME! WE'RE SO GLAD YOU'VE CHOSEN A ROHIT COMMUNITY TO CALL HOME.

At Rohit Communities we focus on living, rather than just housing. We take pride in our communities and strive to inspire residents to feel the same. By carefully selecting and planning each parcel of land we ensure that our communities reflect our high standards by monitoring details that add value to our residents now and over time.

We understand that moving into a new home can be overwhelming, so we put together this handbook to help make your transition a little easier. This handbook is full of our most frequently asked questions—it includes information on everything you'll need to know, from landscaping and fencing to Homeowners Associations and how you can get involved.

We hope you find this Homeowner Handbook helpful. If you find you have any unanswered questions, please give us a call or send us an email at the contact information below. After all, we want you to Love Where You Live!

Sincerely,
Rohit Communities

Lot Sales & Administration General Enquiries

Rohit Group of
Companies 780.436.9015
lot.sales@rohitgroup.com

Homeowner Association (HOA) Enquiries

Rohit Group of
Companies 780.436.9015
hoacommunities@rohitgroup.com



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SECTION 1 LANDSCAPING AND DRIVEWAYS

1.1 I'M READY TO LANDSCAPE...WHERE DO I START?

Before beginning your landscaping, be sure to check the Architectural Guidelines for your community. You likely would have received a copy of the Architectural Guidelines from your home builder as part of the closing package on your home. If you do not have a copy, you can find the guidelines for your stage on our community website or request them from your builder. The Architectural Guidelines have a landscaping section that outlines the minimum requirements for your community, including the numbers of trees and shrubs your lot will require.

You should have already received a rough grade certificate from your builder. All home builders are responsible for completing the rough grading of each lot as per the grading and drainage plan provided to them by the developer. You will need your rough grade certificate before you can proceed with getting your final grade certificate and landscaping completed. For more information on rough and final grade certificates please visit the link below:

www.edmonton.ca/residential_neighbourhoods/lot_grading/lot-grading-approvals

<https://stalbert.ca/home/property/drainage/grading/>

<https://www.strathcona.ca/your-property-utilities/water-and-sewer/drainage/lot-grading-in-residential-areas/>

<https://www.calgary.ca/water/stormwater/lot-grading-bylaw.html>

<https://www.cochrane.ca/projects/planning-land-use>

1.2 CAN MY LANDSCAPE PLAN BE REVIEWED BEFORE I START?

If requested, Rohit Communities will review homeowner landscaping plans prior to installation. In some cases, a professional landscaping plan is required (see section 1.14). Where a professional landscaping plan is not required, Rohit Communities will review landscaping plans at the homeowners request prior to installation.

Landscape plans should be submitted to Rohit Communities directly, via email at lot.sales@rohitgroup.com

1.3 WHEN DO LANDSCAPING INSPECTIONS START/STOP?

Inspections are weather dependent and will commence once plant material has come out of dormancy. Inspections will cease once the majority of the plant material has gone into dormancy (i.e. leaves no longer on trees and shrubs).

1.4 I'M READY FOR AN INSPECTION, WHO DO I CALL?

Your first call is to your builder. The builder is responsible to prepare your paperwork to submit to the Landscaping inspectors.

1.5 WHAT IS A PREPARED SHRUB BED?

A prepared shrub bed is defined by edging which may be vinyl, metal, block, stone or concrete. In addition to plant material, shrub beds must have mulch or stone for ground cover, no exposed soil will be allowed. Large exposed areas of mulch or stone will not be permitted and additional plant material above the minimum requirements may be required. White rock is not permitted.

EXAMPLES OF ACCEPTABLE SHRUB BEDS:



EXAMPLES OF UNACCEPTABLE SHRUB BEDS:



No ground cover



Not enough plant material



No edger installed

1.6 WHAT IS THE DIFFERENCE BETWEEN A SHRUB AND A PERENNIAL?

Perennial plants are defined as plants that live longer than two years but can be classified into two groups: **woody plants** and **herbaceous perennials**. **Woody plants** are trees, shrubs and vines whose above-ground parts persist over the winter, and resume growth in the spring. Woody plants can be identified by their rigid “wood like” stems.

Only woody plants will count towards the minimum landscaping requirements in all Rohit Communities.

EXAMPLES OF WOODY PLANTS:



Turkestan Burning Bush



Saskatoon Berry



Ivory Halo Dogwood



Globe Spruce

Herbaceous plants are non-woody plants that die back to the ground each fall, but the roots survive the winter and the plants re-sprout in the spring. Some examples of herbaceous plants are Hostas, Day Lilies, Russian Sage, and ornamental grasses.

While strongly encouraged in addition to woody plants, herbaceous perennials will not count towards the minimum landscaping requirements in all Rohit Communities

1.7 WHAT TYPES OF TREES DO I NEED TO PLANT?

Trees are split into two main categories: Deciduous and Coniferous. Deciduous trees have broad leaves that fall off in the winter, for example: Oak, Maple, Birch and fruit trees. Coniferous trees have needle-like leaves and keep their leaves all year round, such as Pine, Fir and Spruce trees.

Check the Architectural Guidelines for your community to find out how many of each type of tree your lot requires. In addition to the minimum requirements set out by Rohit Communities, homeowners are also responsible for ensuring their lots meet the minimum requirements of their municipality as outlined in their landscaping bylaw.

City of Edmonton Bylaw 17672 requirements can be found at this link:

www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements

Strathcona County Bylaw 6-2015 requirements can be found at this link:

<https://www.strathcona.ca/agriculture-environment/plants/>

City of St. Albert Land Use Bylaw Part 6:

<https://stalbert.ca/cosa/bylaws/>

City of Calgary Bylaw 1P2007 requirements can be found at this link:

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Town of Cochrane Bylaw 01-2022 requirements can be found at this link:

<https://www.cochrane.ca/government/bylaw-policy-and-procedure/bylaws/land-use-by-law>

Please refer to Appendix A: Recommended Tree Species List for ideas and inspiration.

1.8 HOW DO I MEASURE THE CALIPER OF A DECIDUOUS TREE?

The caliper of a tree is measured by the thickness of the trunk. A 2.5 inches (65 mm) caliper tree means that the trunk is 2.5 inches across, not 2.5 inches around.

The measurement of the trunk must be taken 6 inches (150mm) above ground.

1.9 HOW ARE CONIFEROUS TREES MEASURED?

Coniferous trees are measured by height and must be a minimum of 8 feet (2.5 m) tall when planted.

1.10 WHAT IF THE GREENHOUSE DOESN'T HAVE A TREE LARGE ENOUGH TO MEET THE REQUIREMENTS?

Some local greenhouses carry smaller sizes of trees for easier transport while others carry both larger and smaller trees. You can also contact tree farms in the area for a larger selection of species and size. The minimum requirements will not be waived or relaxed.

EDMONTON AREA TREE FARMS		
NAME	ADDRESS	CONTACT
Cheyenne Tree Farms	24309 Twp Road 510 Beaumont, AB	Phone: 780.929.8102 Email: info@cheyennetree.ca
Greenland Garden Centre	23108 AB-16, Sherwood Park, AB	Phone: 780-467-7557
Classic Landscapes Tree Farm	10008 6th Avenue SW Edmonton, AB	Phone: 780.988.9888
Salisbury at Enjoy	101 Riel Dr, St. Albert, AB & 52337 Range Rd 232	Phone: 780-419-6812 <u>Phone</u> : 780-467-5743
CALGARY AREA TREE FARMS		
NAME	ADDRESS	CONTACT
Stewart Tree Farms	30034 Township Rd 254B, Calgary, AB	Phone: 403-519-9074 Email: info@stewart-treefarms.com
Vollmin Trees	261043 Range Rd 24, Calgary, AB	Phone: 403-860-6957 Email: vollmintrees403@gmail.com
TruEarth Trees	274129 48 St W, Foothills County, AB	Phone: 403-714-9107
Foothills Nurseries	234129 Range Rd 284, Rocky View County, AB	Phone: 403-203-3338 Email: sales@foothillsnurseries.com

1.11 WHAT IF I DON'T HAVE ENOUGH ROOM IN MY FRONT YARD FOR A TREE?

Although it may appear there is not room for a tree, especially on a narrow pie shaped lot, this is rarely the case. Generally, trees may be hand dug within 1 meter of the utility lines. Ultimately, the location and planting of trees is the responsibility of the homeowner in consultation with the appropriate governing utility authorities and the landscaper of your choice. It is not the responsibility of your builder (unless specified in your purchase contract), the developer or the consultant. Generally, the size of the root ball differs from one species to another by only 2 to 4 inches and should be planted in a hole approximately 3 feet wide and 2 feet deep. This being the case, you should not be restricted from placing a tree that meets the requirements for your neighbourhood. Where more than one front yard tree is required to meet the minimum landscaping requirements, the developer may permit the second tree to be planted in the rear yard. If you are challenged by space constraints or utility locations you need to take the following steps:

- Contact “Call Before You Dig” to have the utility locations identified and a report will be provided to you noting their locations.
- Review the locations and options available to you with your landscaper.
- Explore the species of trees suited to the challenges of your lot. One of the local tree farms may be able to help with this, for example Columnar Aspen, and Skyrocket Juniper are popular choices for a narrow location. There is an attached list (Appendix A) containing a wide range of trees for research to help you find a tree species that best suits your locational requirements.

If after exploring all options available to you it is determined that it is not possible for you to plant the required tree(s) you will need to contact us at lot.sales@rohitgroup.com with the following:

- Utility plan (colour copy)
- Copy of your plot plan illustrating your proposed landscaping in detail (i.e. location of planting and specific plant material proposed)
- Your home address and contact information

1.12 CAN I USE GRASS SEED INSTEAD OF SOD?

Seeded grass is not permitted.

1.13 CAN I USE ARTIFICIAL TURF INSTEAD OF SOD?

If artificial turf is desired it is to be designed with a distinct prepared shrub bed border between the turf and the property line, or any natural sod. The shrub bed is to include adequate coverage of plant material above and beyond the minimum requirements noted in the Architectural Guidelines.

The minimum requirements for Artificial Turf in all Rohit Communities are as follows:

- **Colour:** Green. No alternative colour choices will be accepted
- **Weight:** Minimum 95 ounces per square yard (ie. ezLAWN Pro, ezLAWN Elite, ezLAWN Platinum or directly compatible product to be approved by Rohit Land Development)
- **Height:** Minimum blade height of 41mm
- **Base:** Minimum depth of 4 inches of 20mm road crush compacted to 90% proctor density with a sand or crushed limestone (fine) topping
- **Surface Infill:** Silica sand or rubber infill

All artificial turf must be specified by the manufacturer as a pet-friendly product and have a minimum 10-year warranty. Homeowners are required to submit their artificial turf invoices to the Architectural Consultant for the community prior to final inspection to verify that the minimum specifications have been met.

HOW TO PROPERLY SEPARATE ARTIFICIAL TURF FROM NATURAL SOD:

CORRECT:

A distinct shrub bed border has been installed between the artificial turf and the natural sod.



INCORRECT:

A shrub bed border is required between the artificial turf and the sod.

1.14 I DON'T WANT ANY GRASS; CAN I USE MULCH OR STONE INSTEAD OF SOD?

Alternate surface landscaping will be considered on an individual basis if it can be demonstrated that the plans meet the objectives of the Architectural Guidelines which is to achieve greenery in all front yards.

The minimum requirements for alternate surface landscaping in all Rohit Communities are as follows:

- Substantial additional plant material will be required. The lot should visually have significantly more greenery than rock or mulch
- Variation in rock sizes and grading (bumps/rises) will be required to create visual interest
- Coloured shale, white landscape rock and rubber mulch will not be permitted

Where sod is not installed directly against to the side property line, (use of mulch, rock or turf), it is the responsibility of the homeowner installing alternative to sod material, to use appropriate edging material to define the edge of the property along the entire length of the side yard where sod is not been installed. Noncompliance with this requirement will result in a failed inspection. Exception to this requirement will be a cohesive landscaping design for two adjoining properties installed at the same time.

All alternate surface landscaping plans must be submitted for approval prior to installation by way of submission of a detailed landscape concept drawing prepared by a professional landscape designer.

Please see Appendix C: Examples of Hard Surface Landscaping Plans That May Be Approved for appropriate examples of alternate landscapes. Impermeable hard surfaces on yards such as concrete are not suitable landscape alternatives. Please check the City website for limits on impermeable surfaces in addition to alternative controls.

1.15 DO I HAVE TO LANDSCAPE MY BACKYARD?

The rear yard of all lots will require a minimum of sod. Other minimum requirements will vary based on the Architectural Guidelines specific to your community and stage. All high visibility lots will require additional plantings in the rear yard, as outlined in the Architectural Guidelines for your community.

Homeowners are also responsible for ensuring their lots meet the minimum requirements of their municipality as outlined in their landscaping bylaw.

City of Edmonton requirements as outlined in Bylaw 17672 can be found at this link:

https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements

Strathcona County Bylaw 6-2015 requirements can be found at this link:

<https://www.strathcona.ca/agriculture-environment/plants/>

City of St. Albert Land Use Bylaw Part 6:

<https://stalbert.ca/cosa/bylaws/>

City of Calgary Bylaw 1P2007 requirements can be found at this link:

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Town of Cochrane Bylaw 01-2022 requirements can be found at this link:

<https://www.cochrane.ca/government/bylaw-policy-and-procedure/bylaws/land-use-by-law>

1.16 WHAT DOES IT MEAN TO HAVE A LOT THAT IS "HIGH VISIBILITY"?

A lot is classified as high visibility if it is backing onto a public space, a corner lot or is deemed to be more visible than a standard lot. This can include schools, parks, walkways, green spaces, ponds and natural reserve areas. The Architectural Guidelines will help you to determine whether your lot is high visibility.

1.17 HOW MUCH TIME DO I HAVE TO COMPLETE MY LANDSCAPING?

All landscaping (including front, rear and side yards) must be completed, in accordance with the requirements, within 12 months of completion of the house (subject to seasonal limitations) and completed prior to final inspection of the property for architectural / landscaping compliance.

1.18 WHAT HAPPENS TO MY DEPOSIT IF MY LANDSCAPING ISN'T COMPLETED ON TIME?

The time limit is intended to provide incentive for timely completion of landscaping in your area. We understand there can be delays in the landscaping process due to weather and seasonal issues and may be willing to consider landscaping extensions in some exceptional cases. If you require a landscaping extension, please contact us directly.

If you are granted a landscaping extension by Rohit Communities, you will also need to contact your builder to ensure they are in agreement with the extension. Ultimately it is your builder who holds your landscaping deposit and the release of the same is a contractual manner between you and your builder.

1.19 WHAT IF I CHOOSE NOT TO FOLLOW THE GUIDELINES FOR MY LANDSCAPING?

The Architectural Guidelines are formulated so that all the buyers/homeowners within a community understand the planned vision for that particular community and to ensure that builders and homeowners feel secure in making an investment in that community. Rohit Communities enforces an appropriate level of compliance to ensure that this vision is achieved.

If a homeowner does not adhere to the Guidelines, any deposits paid to the builder are forfeited and if a caveat has been filed against your property it will not be discharged.

1.20 WHO CAN I CALL IF MY NEIGHBOUR DOESN'T TAKE CARE OF THEIR YARD?

Please contact your municipality for all bylaw complaints.

- City of Edmonton: 311
- City of Calgary: 311
- City of St. Albert: 211
- Strathcona County: (780)464-8111
- Town of Cochrane: (403) 851-2500

1.21 CAN I WIDEN MY DRIVEWAY?

The maximum width of the driveway is not to exceed the width of the garage. Unit pavers may be permitted as an accent or border material only, subject to plan approval by Rohit Communities.

Parking on any area of the front yard other than the approved driveway is not permitted in any Rohit Community.

1.22 WHAT ARE HOMEOWNER'S MAINTENANCE RESPONSIBILITIES?

Boulevards & Median Maintenance

Residents are responsible to care for the boulevard, alley and driveway crossing adjacent to their property line. This means, as a homeowner, you are now responsible for the maintenance of the boulevard landscaping in front of your home to the curb, and if you are a corner lot, the flankage boulevard along the side of your property to the curb. Maintenance includes mowing, watering, fertilizing, weed control and replacement, should the grass die. We also want to remind you that during the winter months you are responsible for the snow removal from the sidewalk in front of your home and, if on a corner lot, the flankage sidewalk. We trust that as a responsible homeowner you will maintain the boulevard area with the same pride as your own front yard.

Boulevards & Median Maintenance:

- Cut grass to a reasonable length on your portion of the boulevard
- Remove fallen leaves and debris from the boulevard beside your property
- Prune trees and shrubs around your yard so they do not hang over the sidewalk or block pedestrians

City of Edmonton requirements can be found at this link: https://www.edmonton.ca/city_government/bylaws/boulevards

City of St. Albert requirements can be found at this link: <https://stalbert.ca/dev/engineering/encroachments/road-right-of-ways/>

For Strathcona County requirements please confirm with your municipality.

For City of Calgary requirements please confirm with your municipality.

For City of Cochrane requirements please confirm with your municipality.



SECTION 2 FENCING AND DECKS

2.1 WHERE DO I FIND INFORMATION ON THE FENCING REQUIREMENTS FOR MY AREA?

The Architectural Guidelines require that all fencing be built to match the design and colour of the fences already established in the neighbourhood. Check the Architectural Guidelines for fencing information. You can find the guidelines for your stage on your community website or request a copy from your builder.

Different lot types (high visibility, corner lots, etc.) may have different fencing requirements.

2.2 WHAT IF I WANT A DIFFERENT TYPE OF FENCE THAN WHAT IS SPECIFIED FOR MY LOT?

If a homeowner does not adhere to the Guidelines, any deposits paid to the builder are forfeited and if a caveat has been filed against your property it will not be discharged.

2.3 WHAT IF MY NEIGHBOUR WANTS TO BUILD A DIFFERENT TYPE OF FENCE?

Please encourage your neighbour to adhere to the fence requirements as set out in the Architectural Guidelines. Rohit Communities reserves the right to legally enforce the Architectural Guidelines for the community against any lot which may be non-compliant.

Gates can be installed anywhere within the easement (red shaded area).

2.4 DO I NEED TO PAINT MY FENCE?

Yes. Each Rohit community has a specified fencing colour set for the community. All constructed fences must be painted prior to requesting a final inspection. Please check the Architectural Guidelines for the required fence colour in your community.

2.5 CAN I INSTALL ADDITIONAL, SMALLER DECORATIVE FENCING IN MY YARD?

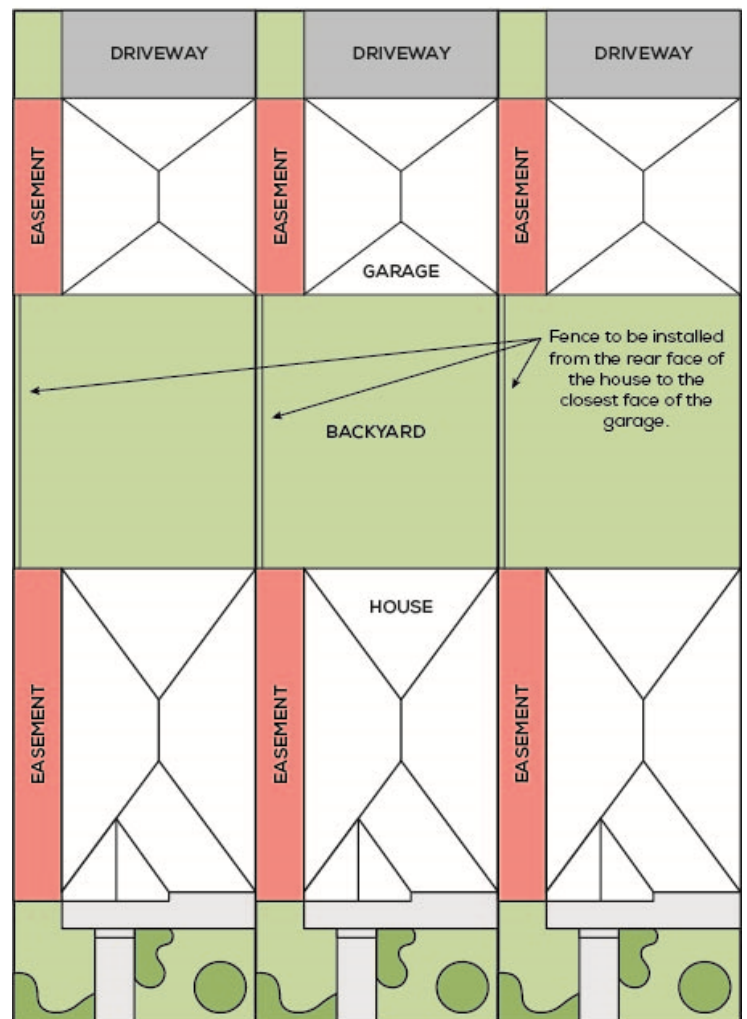
No. Fencing other than that which is detailed in the Architectural Guidelines for your community will not be permitted. Small plastic, wooden or metal fencing is not permitted anywhere and cannot be used in place of an edger for prepared shrub beds.

2.6 I HAVE A LOT THAT IS ZONED AS "ZERO LOT LINE" WHAT ARE THE FENCE REQUIREMENTS?

A full fence can be built from the rear face of the house to the rear face of the garage and a gate can be built anywhere within the easement. Sheds and other structures are NOT permitted to be constructed within the easement. If the house does not have a rear garage, a full fence can be built from the rear face of the house to the rear property line.

Please note that the style, height, and colour of the fence must still meet the Architectural Guidelines for your community.

If you require access to your neighbour's easement for situations such as home maintenance, you are legally allowed to enter your neighbour's easement to complete the work.



Note: Sheds and other structures are NOT permitted within the easement. Fences should be installed so that the bottom rail sits at least 1" above the ground to allow for proper drainage.

2.7 ARE THERE RESTRICTIONS ON THE TYPE OF DECK I CAN BUILD?

Your deck should leave enough space within your backyard to allow for the landscaping requirements to be met. If you have a high visibility lot (see section 1.16) you will be required to ensure that all the vertical elements of your deck are painted. This is to include the railing, stair risers and any other surfaces visible to a passersby.

Decks must comply with municipal requirements for such items as setbacks and site coverage. Decks not in compliance with municipal requirements are also a violation of your community Architectural Guidelines.

Decks in front of sideyards must be submitted for architecture review prior to construction and must be compatible with the overall design of the home.

2.8 DO I NEED TO PAUNT MY DECK?

All vertical elements of your deck should be painted in accordance with the Architectural Guidelines for your community. Vertical elements include the railings, stair risers and any other surfaces visible to passersby.

2.9 I WANT TO BUILD A SHED. ARE THERE ANY RESTRICTIONS IN MY COMMUNITY?

Yes. There are specific rules in place for sheds in each community. Please check the "Accessory Buildings" section of your Architectural Guidelines for specific information on shed requirements.



SECTION 3 INSPECTIONS AND DEPOSIT RELEASES

3.1 WHAT IS THE PROCESS TO GET MY LANDSCAPING DEPOSIT RETURNED?

A passed inspection is required to get your deposit back. Before you request an inspection, make sure to complete the following:

- Landscaping has been completed in accordance with the Architectural Guidelines
- Developer address plaque has been installed
- Final grading certificate received from your municipality

Once these items are complete, you may request an inspection by contacting your home builder. They will then set up an inspection request with the Architectural Consultant for the community.

3.2 DOES MY FENCE NEED TO BE FINISHED TO REQUEST AN INSPECTION?

Your fence does not need to be constructed prior to your landscaping inspection. **However, if your fence has been built it will be inspected. Unfinished or unstained fences will result in a failed inspection.**

Note: until all fencing is completed on your property, there is a Vendor's Lien Caveat (see Section 4.2) on title on your property that will not be removed. You will however be eligible to receive your deposit back with an approved inspection where fencing has not yet been constructed.

3.3 HOW DO I REQUEST AN INSPECTION?

Written request for inspection must be sent directly to your home builder, not Rohit Communities.

If you have purchased the lot directly from Rohit Communities, please submit your inspection request to the Architectural Consultant for the community.

3.4 WHEN WILL MY INSPECTION BE DONE?

Timelines vary and are dependent on the workload of the Architectural Consultant. Generally, inspections will be completed within 4-6 weeks after the request has been submitted.

Please note that landscaping inspections may only be completed during the growing season, typically May to October.

3.5 WHAT IF MY LANDSCAPING DIES BEFORE MY INSPECTION?

Trees, shrubs and sod must be in a healthy state during the time of inspection. Plant materials that are dead or dying will not count towards the minimum landscaping requirements and it could result in a failed inspection.

3.6 I FAILED MY INSPECTION. NOW WHAT?

You will receive a copy of your detailed inspection report from your builder. This report will explain why your inspection was failed, and what action is required to result in a passed inspection. Once the required changes have been made, a second inspection can be requested through your builder.

3.7 WHO SHOULD I CONTACT IF I HAVE QUESTIONS ABOUT THE INSPECTION PROCESS?

Your builder is your contact for all questions regarding the status of inspections and landscaping deposits. It is their responsibility to provide you with the information required.

If you have purchased the lot directly from Rohit Communities, please submit your inspection questions to the Architectural Consultant for your community.



SECTION 4 ITEMS ON TITLE

4.1 WHAT IS A RESTRICTIVE COVENANT?

A Restrictive Covenant is a document registered on your title that restricts the use of your property in some cases.

Rohit Communities registers the Architectural Guidelines as a Restrictive Covenant on each lot in the community. We do this to ensure that all homes adhere to the guidelines, resulting in a cohesive and refined community. This Restrictive Covenant remains on your title indefinitely, which allows the developer, Homeowners Association, and/or neighbouring properties to ensure your property remains compliant for many years to come.

4.2 WHAT IS A CAVEAT?

A caveat is a registrable document signalling that there are parties other than the registered owner who have an interest in the land. A caveat can impact the transferability of the property and can restrict its use until the caveat is discharged.

Rohit Land Development has a Vendor's Lien Caveat registered on each lot in the subdivision. This caveat remains in place until Rohit Communities can ensure each home is compliant. This caveat is typically discharged from title once architectural and landscaping inspections are passed, inclusive of a fence inspection (to confirm the fence is built and painted according to the requirements listed in the Guidelines).

4.3 HOW DO I GET A CAVEAT REMOVED FROM MY TITLE?

The Vendor's Lien Caveat on your title can be discharged by the developer, pending an approved architectural and landscaping inspection, inclusive of a fence inspection. Fences need to be constructed and stained or painted according to the Guidelines before the caveat will be discharged. To request a discharge, please have your lawyer contact our administrative department at lot.sales@rohitgroup.com.

4.4 WHO CAN ENFORCE THE CAVEAT OR RESTRICTIVE COVENANT ON MY TITLE?

The developer has the right to maintain the Vendor's Lien Caveat until the property is fully compliant. Once the caveat has been discharged, the Restrictive Covenant remains on title. The developer enforces the Restrictive Covenant and can elect to transfer that responsibility to the Homeowners Association. Once active, the Homeowners Association will have the legal right to continue to enforce the Architectural Guidelines.

In the event there is no Homeowners Association in your community, the Restrictive Covenant is enforced by **neighbouring lots**.

4.5 WHAT IS AN ENCUMBRANCE?

An encumbrance is a financial claim on a property by parties other than the title holder. Where applicable, we register an encumbrance on your title in the form of a Homeowners Association. For more information, please see Section 5 of the Homeowner Handbook.



5.1 WHAT IS A HOMEOWNERS ASSOCIATION (HOA)?

The HOA is a non-profit association that is in place to care for some of the enhanced amenities in your neighbourhood that are above what the municipality will agree to maintain. Like all neighbourhoods, the City is responsible for basic infrastructure maintenance. The HOA is responsible to maintain enhanced amenities that may include entrance features, arbours, planting beds, fencing, and other special items that may be added to the neighbourhood as it takes shape.

The developer will operate and maintain these amenities until the HOA is formally passed on to the residents of the community. The timing of the transfer will occur around the time all stages of the development are completed.

Please note, **not all Rohit Communities have HOAs**. If you have questions about whether there is an HOA in your community and/or if it is active, please contact hoacommunities@rohitgroup.com.

5.2 DO I HAVE TO PAY HOA FEES?

In communities where an HOA has been established, each household is automatically a member of the HOA and will have the opportunity to contribute by becoming a member of the board or various committees. Every homeowner is obligated, through an encumbrance on title, to pay an annual fee to ensure the responsibilities of the HOA can be met.

You can find more information about your community's HOA by visiting your community website or contacting us at hoacommunities@rohitgroup.com.

5.3 WHO SETS THE HOA FEES?

HOA fees are determined annually by the Board of Directors based on operating costs for the Association.

5.4 HOW DO I BECOME INVOLVED WITH THE HOA?

When Rohit Communities is ready to formally pass on the HOA to the residents of the community, all homeowners will be notified. The notification will have details on what the HOA will be responsible for, what the fees will be, and how homeowners can become directly involved.



APPENDIX A RECOMMENDED TREE SPECIES

The number of trees required per lot varies. Please refer to the Architectural Guidelines for your community for details regarding the required number of trees for your lot.

These lists provide examples for tree species in northern and southern Alberta, but homeowners are not limited to the species listed here. All trees must meet the minimum size requirements outlined in the Architectural Guidelines to be considered acceptable.

NORTHERN ALBERTA:

CONIFEROUS TREES	
SPECIES	COMMON NAME
Abies Balsamea	Balsam Fir
Picea abies	Norway Spruce
Picea engelmannii	Engleman Spruce
Picea glauca	White Spruce
Picea glauca 'Densata'	Black Hills Spruce
Picea mariana	Black Spruce
Picea omorika	Serbian Spruce
Picea pungens	Colorado Spruce
Pinus albicaulis	Whitebark Pine
Pinus aristata	Bristlecone Pine
Pinus banksiana	Jack Pine
Pinus cembra	Swiss Stone Pine
Pinus contorta latifolia	Lodgepole Pine
Pinus flexilis	Limber Pine
Pinus uncinata	Swiss Mountain Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus strobus	Eastern White Pine
Pinus sylvestris	Scots Pine
Pseudotsuga menziesii glauca	Blue Douglas Fir
Thuja occidentalis	Cedar selections

DECIDUOUS TREES	
SPECIES	COMMON NAME
Acer Saccharinum	Silver Maple
Aesculus Glabra	Ohio Buckeye
Aesculus Hippocatanum	Horse Chestnut
Betulaceae	Birch Selections
Elaeagnus angustifolia	Russian Olive
Fraxinus manschuria	Manchurian Ash
Fraxinus Pennsylvanica 'Pat more'	Patmore Green Ash
Fraxinus nigra and cultivars	Black Ash
Populus tremula 'Erecta'	Swedish Columnar Aspen
Quercus alba	White Oak
Quercus ellipsoidalis	Northern Pin Oak
Quercua macrocarpa	Bur Oak
Syringa reticulata	Japanese Lilac Tree
Tilia Americana cultivars	American Linden
Tilia cordata cultivars	Littleleaf Linden
Tilia flavescens 'Dropmore'	Dropmore Linden
Ulmus Americana and cultivars	American Elm
Salix Pentandra	Laurel-leaf Willow
Malus 'spring snow'	Spring Snow Flowering Crab
Malus 'Thunderchild'	Thunderchild Flowering Crab
Crataegus x mordenensis 'Snowbird'	Snowbird Hawthorn

SOUTHERN ALBERTA:

CONIFEROUS TREES	
SPECIES	COMMON NAME
Larix sibirica	Siberian Larch
Picea pungens	Colorado Spruce
Picea abies	Norway Spruce
Picea glauca	White Spruce
Populus tremula 'Erecta'	Swedish Columnar Aspen
Picea pungens 'Bakeri'	Bakeri Spruce
Picea pungens 'Fastigiata'	Columnar/Fastigiata Spruce

DECIDUOUS TREES	
SPECIES	COMMON NAME
Fraxinus pennsylvanica	Green Ash
Populus tremuloides	Trembling/Quaking Aspen
Betula papyrifera	Paper Birch
Aesculus glabra	Ohio Buckeye
Ulmus americana	American Elm
Ulmus americana 'Brandon'	Brandon Elm
Tilia x flavescens 'Dropmore'	Dropmore Linden
Acer negundo	Manitoba Maple
Quercus macrocarpa	Bur Oak
Populus balsamifera	Balsam Poplar
Populus x jackii Northwest	Northwest Poplar
Salix pentandra	Laurel Leaf Willow
Prunus virginiana 'Schubert'	Schubert Chokecherry
Malus	Crabapple
Crataegus	Hawthorn
Prunus padus var commutata	Mayday, Asian Bird Cherry
Sorbus Americana	American Mountain Ash, Rowan
Pyrus ussuriensis	Ussurian Pear, Harbin Pear, Manchurian Pear
Prunus nigra 'Princess Kay'	Princess Kay Plum, Flowering Plum
Syringa reticulata	Japanese Tree Lilac



APPENDIX B

PRE-INSPECTION CHECKLIST

- Obtain Final Grade Certificate from your municipality and forward it to your home builder

https://www.edmonton.ca/business_economy/commercial_lot_grading/final-grade-approval

<https://stalbert.ca/home/property/drainage/grading/>

<https://www.strathcona.ca/your-property-utilities/water-and-sewer/drainage/lot-grading-in-residential-areas/>

<https://www.calgary.ca/water/stormwater/lot-grading-bylaw.html>

- Complete landscaping as per the requirements in the Architectural Guidelines for your community

- Meet the minimum tree requirements (number of trees and tree size)

- Meet the minimum shrub requirements (number of shrubs and shrub size)

→ **Perennials do not count towards the minimum shrub count**

- Sod is installed and healthy

- Shrub bed has edging and mulch or landscape rock for ground cover

- No large areas of mulch or landscaping rock exposed (appropriate plant coverage)

→ If lot is **high visibility**, ensure you meet the minimum requirements for all high visibility lots as outlined in the Architectural Guidelines

- Build and stain fence according to Architectural Guidelines

- Contact your home builder to request inspection



APPENDIX C EXAMPLES OF HARD SURFACE LANDSCAPING

Hard surface landscaping will be considered on an individual basis. If it can be demonstrated that the plans meet the objectives of the Architectural Guidelines, which is to achieve greenery in all front yards, the plans may be approved. Significant additional plant material above the minimum requirements will be required.

All hard surface landscaping plans must be submitted for approval prior to installation by way of submission of a detailed landscape concept drawing prepared by a professional landscape architect.

EXAMPLES OF HARD LANDSCAPING THAT WOULD BE APPROVED:



EXAMPLES OF HARD LANDSCAPING THAT WOULD **NOT** BE APPROVED:

