

THE RED DEER RIVER RETREAT ASSOCIATION S.E.
¼ 26-34-4-W5 Red Deer COUNTY
BUYER INFORMATION SHEET

Our vision is to respectfully enjoy the wonderful natural habitat that we are a part of, to support the wildlife and nature that surrounds us and to relax with our family and friends.

- The Red Deer River Retreat Association (RDRRA or the Association) was incorporated May 1st, 1984.
- The RDRRA consists of approximately ¼ section of land and water and is under the control of the Red Deer County as a Direct Control District #5 (DCD). **Development permits are required**, with applicable fees as determined by the County.
- This quarter section of land is divided into 50 parcels and some common area. The buyers of these parcels have 1/50th undivided interest in the quarter. The legal term for this is Tenants-in-Common. Each 1/50th owner receives title to 1/50th share of this property, which is one parcel. Each share may be owned singly or by one immediate family or a by a Corporate Body whose members are confined to one immediate family.
Please note: Even though a share may be registered in more than one name (within a family) the parcel is not dividable. A single share with multiple names still only has a single vote.
- **No member or potential buyer is allowed to register a mortgage with Alberta Land Titles Office against the Red Deer River Retreat Association's (RDRRA) Quarter Section described as SE ¼ Sec 26-34-4-W5M in Red Deer County. Any financing must be secured personally without express or implied charge against the RDRRA Quarter section.**

BYLAWS

- The Association is responsible for the collection of all dues, fees and taxes. The Association has an elected executive. The Association has a set of bylaws, which all members must obey. The following are some of the more important general rules and regulations included in the bylaws:
- As per the Red Deer County's Direct Control District #5, all development must first obtain a development permit from the County prior to any structures being located or built on the property and the approval of the RDRRA Development Committee prior to construction. This includes all recreational vehicles, storage sheds or accessory buildings. Nothing from time to time erected or placed on property shall be permanent and shall not be deemed to become attached to or form part of the property. Any such structure shall be capable of being removed either on wheels, skids or transported. All development may be subjected to taxation by the County.
- Please consider our wilderness environment and your neighbourhood as a whole when determining whether to locate another RV or accommodation unit on your property or proceed with any other type of development. Because we are located on a flood plain, do not develop areas of your lot that are adjacent to the river or flood water channels. Keep all vegetation in place at and near your banks. It is best to keep all RV's and development well back from all potential waterways and never use the areas that are covered by water often enough so as "to arrest the vegetation". Provincial regulations restrict development at or near active water ways.
- Any owner and anyone on the property with permission (guests) shall not permit any act, matter or thing which will contravene our bylaws or will be of annoyance, grievance, nuisance, damage or disturbance to any other owner or occupiers and shall generally conduct themselves on a basis of common sense, fair play, safety and good neighbours. Owners are responsible for the conduct of their guests.
- No shooting, hunting, or killing of wildlife or birds nor the used of firearms, bow and arrows, slingshots or air guns will be permitted.
- Properly muffled, quads, motorcycles, golf carts, snowmobiles, scooters or other similar vehicles are allowed to operate on our property and roads as long as all rules of the road are followed overly loud vehicles such as "dirt" bikes should not be operated on our property. At all times please obey speed limits and be cognizant of noise, dust and/or repetitive travelling that may be disturbing your neighbours.

- No automobile or any other vehicle (wheeled or tracked) will be operated on the property at a speed in excess of 15 km per hour, and speeds should be less when safety concerns require it. Vehicles are not to be operated in the dry channel areas. Please remind your guests of our rules and supervise your children whenever they are using our roads and common areas to keep them safe. Remember the quarter to the West of us is another Association and please be mindful of their environmentally sensitive areas and regulations.
- Owners are required to keep their site in a safe, clean and sanitary condition. The Association may periodically inspect all sites to maintain this standard and enforce its guidelines.
- Garbage must not be dumped on the ground. **Burning of garbage is not allowed, not even in Burn Barrels.** Owners are responsible to remove all garbage from their site when departing.
- Grey water (wash water) may be disposed of on the land in accordance with government guidelines for spot watering and irrigation purposes. No dumping above ground; all irrigation must be drip, manual watering or below ground application. No sprinklers or other aerosol type application is permitted. Grey water must never be disposed close to the river, a potable well, adjacent building, public right of way or adjacent property. The minimum distance is 30 meters. Do not permit toxic substances or strong chemicals to enter our grey water or fresh water sources. *See RDRRA Website for complete information.
- Pit toilets are NOT permitted. Holding tanks for sewer are allowed. A permit is required for a septic tank and possibly an inspection. Holding tanks must be a minimum of 30 ft away from a well site
- Wells are permitted. No permit required lot owners may have water tested by the Health Dept. Periodic “shocking” of wells and water lines is recommended. *See RDRRA Website for complete information.
- Generators are allowed. **HOWEVER** please ensure that they are properly muffled or located inside a structure to muffle the noise. The sound of a generator will carry for several lots or even kilometers, so please be diligent in this regard.
- Dogs are allowed provided they are kept on the site by fencing or other suitable means and **leashed** when walked off the lot. **DO NOT allow your dog to run freely or to bark repeatedly.** Please pick-up the “poo” and dispose of it properly.
- There will be **NO** open fires except in properly constructed fire pits. Please see our fire safety guidelines (includes a non-flammable base and cover). Please have a working garden hose, fire extinguisher and/or other fire suppression tools handy at all times. Fire bans do apply from time to time. The Association may periodically inspect your fire pits, stoves, or other burning devices for safety reasons. *See RDRRA Website for complete information.
- **No Fireworks** may be used anywhere in the Red Deer County, so that means, no fireworks may be set off anywhere within our Association boundaries.
- A nightly curfew to **curtail all unnecessary noise**, music, loud voices, power equipment, etc., with the exception of generators for heat and lighting, will be set at **11:00 pm until 9:00 am**. Although we encourage fellowship and enjoyment while here, please be respectful of your neighbors. Also, let’s not get so caught up in our “Rules” that we forget to enjoy ourselves and let others as well!
- **ALL** sites are subject to possible periodic flooding from the Red Deer River, depending on rainfall and runoff conditions. Insurance or other compensation for possible damage sustained is the responsibility of the lot owner and not the obligation of the Association, County or other Government body.
- Any owner who wishes to sell may do so but must **FIRST** offer it to the other Association members for a period of **15** days prior to being able to sell it to any other person or corporate body, at the same or higher price. Should the owner decide to offer or negotiate the sale of the lot(s) for a lower price (10% or less) than originally offered to the membership, then it must then be offered again to the members of the RDRRA for the reduced price first, again for a period of 15 days before finalizing the sale at the reduced price. This bylaw does not apply when property is sold or transferred within the member’s own family.
- A complete set of bylaws is available on request and prospective buyers may wish to familiarize themselves with them and Red Deer County Regulations. Bylaws will be provided to all new owners.

Rules will never replace common sense and respect for others.

SUMMARY OF FEES

(SUBJECT TO CHANGE)

- The Red Deer County assess taxes on the property as a whole which every lot pays their 1/50 of and on all development on each lot (trailer, shed, decks, etc.) which individual lot owners pay
- A yearly Membership Fee for common expenses is determined at the annual general meeting. The current fee is \$500. Per site. A rebate to this fee may be made if total funds are not required in a current years budget. This rebate is subject to all fees being up to date and annual fees are paid by on time.
- All common expenses, taxes and any other monies that are assessed to the member will be paid in full to the RDRRA by June 20th of each year. All overdue accounts shall have a fine of \$10.00 per month or portion thereof charged on the overdue balance and added to the member's account.