



March 15, 2024

Responsibility Guidelines

- JRHOA Main Entrance on 141 Street and Hays Ridge Boulevard.
 - HOA is responsible for the masonry entry feature, stonework, signage and lighting.
 - City of Edmonton is a primarily responsible for any mowing around this area.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- JRHOA Signage on 141 Street in Stage 2.
 - HOA is responsible for the masonry entry feature, stonework, signage and lighting.
 - City of Edmonton is a primarily responsible for any mowing around this area.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- Stormwater Pond with Fountain North of Hays Ridge Boulevard.
 - HOA is responsible for 50% of the fountain and hatched landscaping area, including soft landscaping, plaza, pathway lighting and stonework.
 - City of Edmonton is responsible for the stormwater pond.
 - Jagare Ridge Golf Course is responsible for 50% of the fountain and hatched landscaping area, including soft landscaping, plaza, pathway lighting and stonework, and 100% of the light green area.
 - Melcor is not responsible for any item.

- Pond and Waterfall South of Hays Ridge Boulevard.
 - HOA is responsible for 50% of the waterfall, pond and hatched landscaping area including soft landscaping, plaza, pathway lighting and stonework..
 - City of Edmonton is not responsible for any item.
 - Jagare Ridge Golf Course is responsible for 50% of the waterfall, pond and hatched landscaping area, including soft landscaping, plaza, pathway lighting and stonework, and 100% of the light green area.
 - Melcor is not responsible for any item.

- Jagare Ridge Park and pathway between Stages 7 and 16.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for landscaping, pathway, lighting, furnishings and playground equipment.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.



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- Pathway from Hainstock Green to Hays Ridge Drive.
 - HOA is responsible for the public side fencing between 1133 and 1139 Hainstock Green.
 - City of Edmonton is responsible for the landscaping, pathway and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Median along Hays Ridge Boulevard.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Median on intersections of Hays Ridge Boulevard and Hainstock Green/Hainstock Way/Huckell Place/Howes Crescent x 2/Howatt Drive.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Stage 14 Green space on Howes Crescent.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Stage 9 Green space on Hays Ridge Boulevard cul-de-sac.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Pathway between 141 Street and Howatt Drive.
 - HOA is responsible for public side fencing only.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

 - Stage 2 pathways
 - HOA is responsible for public side fencing only.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.



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- Melcor is not responsible for any item.
 - Howatt Place pathway
 - HOA is responsible for public side fencing only.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.
 - Stage 8 pathway
 - HOA is responsible for public side fencing only.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.
 - Stage 7 pathway
 - HOA is responsible for public side fencing only.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.
 - Pathway between Haddad Wynd and Huckell Place.
 - HOA is responsible for public side fencing only.
 - City of Edmonton is not responsible for any item at this time.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is responsible for all landscaping, mulch and litter until it has been handed over to the City of Edmonton.
 - Stage 16 pathways.
 - HOA is responsible for public side fencing only.
 - City of Edmonton is not responsible for any item at this time.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is responsible for all landscaping, mulch and litter until it has been handed over to the City of Edmonton.
 - Northern exterior pathway.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.



- Retaining Wall behind Howatt Place.
 - Cascades HOA is responsible for the repairs and maintenance.
 - Jagare Ridge HOA is not responsible for any item.
 - City of Edmonton is not responsible for any item.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- Bed outside of Howatt Place Entrance.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- Outdoor Gym on Howatt Drive.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all equipment, landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- Bed on corner of Hays Ridge Boulevard and Howatt Drive, next to 707 Howatt Drive.
 - HOA is not responsible for any item.
 - City of Edmonton is responsible for all landscaping, mulch and litter.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is not responsible for any item.

- Stages 17 and 18.
 - HOA is not responsible for any item.
 - City of Edmonton is not responsible for any item at this time.
 - Jagare Ridge Golf Course is not responsible for any item.
 - Melcor is responsible for roadways, litter, snow removal, landscaping and lighting until it has been handed over to the City of Edmonton.

FAC v. CCC Areas

- FAC Stages on the below map refer to Final Acceptance Certificate areas that have been handed over to the City of Edmonton and therefore, the City's normal responsibilities are expected.
- CCC Stages refer to Construction Completion Certificate areas whereby the developer is still responsible for the general maintenance of the area. This includes snow removal, road repairs, landscaping, lighting and litter control.



Empty Lots

In developed areas of the community where there are empty lots, these lots have already transferred from the developer and are individually owned. Please forward any concerns to the City of Edmonton.

In undeveloped areas of the community where there are empty lots, these lots may or may not have transferred from the developer. Please forward any concerns to Core Real Estate Group.

Roads

All roads within the Jagare Ridge HOA are the responsibility of the City of Edmonton. Any feedback regarding repairs, maintenance, traffic or speed concerns should be directed to the City of Edmonton.

Landscaping

Please refer to the below map.

Landscaping on the green hatched areas is shared between the HOA and the Jagare Ridge Golf Course. At this time, the Golf Course maintains these areas and invoices the HOA.

Landscaping on the light green areas is the sole responsibility of the Jagare Ridge Golf Course.

Landscaping on the teal areas is the responsibility of the City of Edmonton. While the Jagare Ridge HOA elects to provide enhanced maintenance in these areas, the responsibility still falls with the City of Edmonton and any feedback should be made to directly to the City.

Mulch

The City of Edmonton is solely responsible for mulch within the community. The Jagare Ridge HOA has elected to maintain a mulching schedule, see below mulching schedule map. All feedback should be directed to the City of Edmonton.

Trees

The City of Edmonton is solely responsible for maintaining and replacing trees within the community. The HOA is not able to replace dead trees and all feedback should be directed to the City of Edmonton.



Boulevards

Registered owners of each lot within the community must abide by City of Edmonton's bylaws and follow the City's Weed Control and Boulevard requirements.

Every owner within the City shall eradicate or control all noxious weeds and grass on a premise, and on any boulevard which abuts or adjoins the premise, including up to the centre of lanes or alleys at the rear or side of the premise and;

Every owner within the City shall cut or mow the grass on any boulevard or street, situated on City owned land adjoining, or abutting or adjacent to premises owned or occupied by him, to prevent such grass from growing to such a height as to be untidy or unsightly, having regard to the height of the grass on adjacent or surrounding premises.

Enforcement of weeds control and boulevard maintenance is through the City of Edmonton. For concerns, please contact the City of Edmonton.

Fencing

There are areas within the community that have HOA maintained fencing. This covers the general wear and tear of the public facing side of the fence, such as painting. This does not include major repairs such as broken fencing. If the fencing is on private property, the property facing side of the fence and major repairs of both sides of the fence is the responsibility of the registered owner.

These are highlighted on the obligations map in orange.

Jagare Ridge Golf Course

Jagare Ridge Golf Course owns and maintains all light green areas below. Please forward any concerns directly to the Jagare Ridge Golf Course.

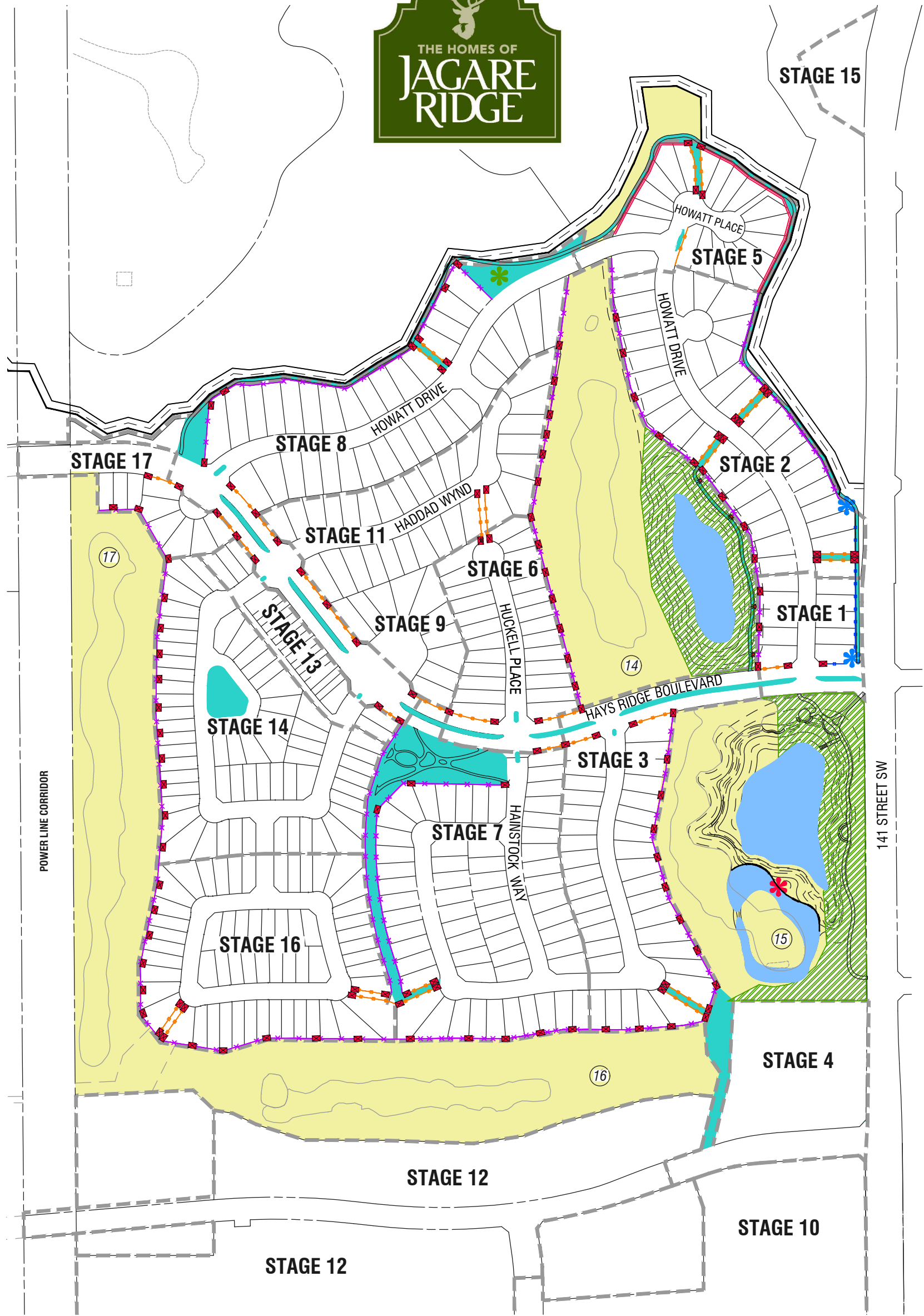
Construction Updates

For construction updates, please view the Board Meeting Minutes under the HOA Docs section of the JRHOA website, www.jagareridgehoa.com











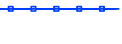




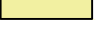

Contacts

HOA Inquiries	Core Real Estate Group 780.651.1577 / info@coremanagement.ca Additional information can be found at www.jagareridgehoa.com
City of Edmonton Inquiries	311 / 311 Online Requests
Jagare Ridge Golf Course	780.432.4030
Melcor Inquiries	Please direct Melcor concerns to Core Real Estate Group.
Builder Concerns	Please direct builder concerns to Core Real Estate Group.

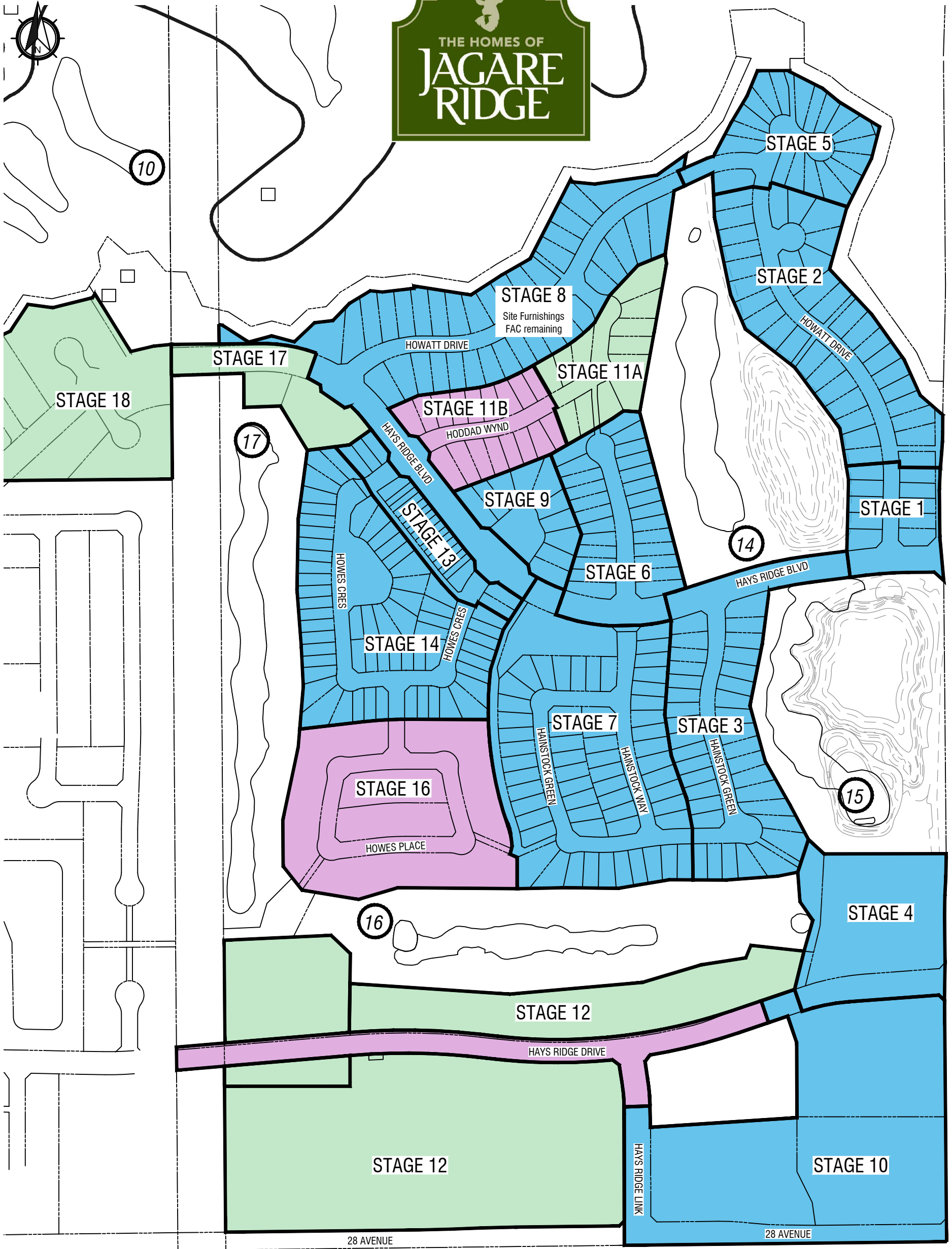


Subject to Change

HOA OBLIGATIONS LEGEND

-  Stage 1 - Masonry Entry Feature (includes stonework, signage and lighting)
-  Stage 2 Masonry Entry Feature (includes stonework, signage and lighting)
-  Masonry Pillar - (includes stonework)
-  Stage 1 - Pond Fountain
-  Stage 3 - Waterfall (includes stonework, mechanical/electrical and lighting)
-  Stage 1 - Pond Fountain
-  Decorative Steel Fence
-  Decorative Steel Fence on top of Retaining Wall
-  Wood Screen Fence (does not incl. private to private lot fencing)
-  Wood Screen Fence on Masonry Wall - Includes Stonework
-  Area shared 50/50 between Jagare Ridge HOA (JRHOA) & Jagare Ridge Golf Course (JRGC) (includes soft landscaping, plaza, pathway lighting, amenities and stonework)
 - Maintained by JRGC
 - Costs split 50/50 with JRHOA & JRGC
-  Non-HOA Obligation Items
-  City Maintained Pathway Lighting
-  City Maintained Area (incl. landscaping, pathway, site furnishings and playground)
-  Private Golf Course holes, owned and maintained by the Jagare Ridge Golf Course





OVERALL LANDSCAPE CCC / FAC APPROVALS PLAN

- STAGE FACs COMPLETED (Maintenance is responsibility of the City)
- STAGE CCCs COMPLETED, FACs REMAINING (Maintenance is responsibility of Melcor)
- FUTURE STAGES (Maintenance is responsibility of Melcor)





2024 Seasonal Impact Landscaping Areas





Mulch Program 2023-2025



2023 – Yellow (Area 1) | 2024 – Purple (Area 3) | 2025 – TO BE CONFIRMED
Please note, an updated mulch rotating schedule will be created to account for additional areas.