

CONSEJO SHORES PARKS & ROADS TRUST LIMITED (CSPRTL)

POLICY GUIDELINES FOR USE OF COMMUNITY PARKS & ROADS IN CONSEJO SHORES

Effective May 1, 2015

CONSEJO SHORES COMMUNITY PARKS

(Tamay Park, Sunrise Park, Golf Course Park, Pelican Cove Park and Wildman Park)

The right of access and use of the parks for recreational purpose is guarantee to all Consejo Shores subdivision property owners, as duly noted on the individual land titles of these respective parks. The word “owner” is taken to include invited guests and or renters. Owners are responsible for the actions of their guests or renters.

CSPRTL (The Trust) under a lease agreement with Consejo Shores Ltd is required to maintain, repair and preserve the integrity of the parks and provides the following guidance:

1. Vehicular traffic in ALL PARKS is restricted to maintenance contractors or volunteer crews organized by the Trust. The seaside parks in particular are prone to the development of caves that present safety risks to vehicles and drivers as well as significant potential repair costs for the Trust. We encourage foot traffic only in the parks and off- site parking.
2. Encroachment on park lands by the dumping of waste materials such as marl, top soil or yard trimmings as well as unauthorized vehicle traffic is not permitted.
3. All parks are essentially day-use and camping is not allowed.
4. Users of the parks should respect the rights of neighbouring property owners and consider excessive noise levels during use and refuse clean up after. The parks currently have no toilets and property owners must provide toilet facilities for their guests.

CONSEJO SHORES COMMUNITY ROAD SYSTEM

GENERAL USE:

1. All residents, guests, contractors and private service provides are encouraged to respect the multi-use nature of the community road system and drive with due care and concern for the safety of pedestrian, vehicle, bicycle and animal traffic.
2. Observe posted speed limits.
3. Drive crowned portion of the road where possible, avoiding softer areas on corners and ditches where runoff water may have accumulated.

ROAD USE DURING CONSTRUCTION, RENOVATION OR PROPERTY IMPROVEMENT ACTIVITIES:

1. Road Heavy Use fees are to be paid prior to commencement of construction activities (See Road Heavy Use Fee schedule).
2. Storage of construction materials including sand, gravel, stone dust, stone chip and rock are not permitted on the utility corridor or on the travelled portion of the roadway.
3. Activities potentially damaging to the road surface, including mixing of concrete and dragging of rebar or other construction materials on the roadway, are not permitted.
4. All tracked vehicles such as bulldozers and excavators are to be transported to the construction sites on trailers and may not travel on the utility corridors or the travelled portion of the roadway.
5. The property owner is responsible for the actions of his/her subcontractors, their employees and operation of the equipment with respect to these guidelines.

UTILITY CORRIDORS IN FRONT OF RESIDENCES:

Utility corridors between the travelled portion of the road and the residential property line exist on both sides of the road to accommodate buried and overhead utilities including water, electrical or phone lines.

The following are excerpts from the Consejo Shores Ltd. (CSL) 'Protective Covenants' and are provided here as a guide for activities within the utility corridor.

*'Travelled surface roadways may differ from the actual road right of way (66'). Please verify correct survey monuments when planning your construction. In addition, no trees, bushes, decorative monuments, sheds, carports, *driveways, dump-age of debris, etc. can be placed within the road right of way area, without prior consent of CSL.*

It is the property owner's responsibility to maintain the area completely up to the traveled road surface. In most cases, there is a strip of grass, approximately 10 feet wide between the edge of the road surface and your survey monuments. Because electric lines and water pipes run under this strip, it is important not to disturb it. Electric and telephone lines are also strung above the strip.

No one shall be allowed to perform any type of digging or trenching along any part of the 66' roadway area without the prior consent from CSL (and/or their appointed representative entity). The performing party must return the road condition to the same road condition as prior to their activity. This may require additional work from the responsible party for up to nine months as the repair work "settles" in. (No speed bumps or divots).'

*While driveway construction across the utility corridor has occurred prior to the guideline, neither CSPRTL nor CSL accepts liability for damage incurred to those portions of the driveway located on the corridor during maintenance or repair activities.

Entranceways to residential properties should not impede flow of runoff waters in roadside ditches and in some instances may require driveway culverts.