



RULES AND REGULATIONS

The amenities owned or managed by the Owners Association of Harmony (OAH) are for the use of Regular Members (Members) of the OAH, their family and guests and the public in accordance with the OAH Bylaws. A Regular Member is deemed to have consented to becoming a Member of the OAH by obtaining title to a lot in the community of Harmony.

Use of the OAH amenities by the Members, their family and guests and the public is at their own risk and subject to the following rules and regulations.

INTRODUCTION

It is the intent of the OAH to maximize the safe enjoyment of the amenities by all persons using the OAH amenities. The following rules have been established and they apply to all Members, their family and guests and the public (Amenity Users).

In all matters, whether or not specifically covered herein, courtesy and common sense shall prevail. It is the responsibility of all Amenity Users to know and understand the rules of the OAH. Rule infractions can result in disciplinary action up to and including fines and suspension of access privileges.

The OAH may make other rules and regulations if, in its judgement, they are required for the safety of Amenity Users and OAH staff, for the care and cleanliness of the amenities, or for preservation of good order therein. The general public will be able to gain access to and use the OAH facilities at a cost determined by the OAH. Any reference in these rules and regulations to a “designated area” shall mean an area designated by the OAH.

HOURS: For the safety of all Amenity Users, hours of use for the lake are daylight hours only. Lake use is not permitted before sunrise and after sunset.

GENERAL PROHIBITIONS:

No Amenity User shall at any time have or take onto the OAH amenities, lake or the public park/green spaces within the community boundaries:

- any glass bottles or glass products;
- any intoxicating liquor, drug or similar substance;
- any animal, except those animals which are permitted within certain designated areas;
- any motor boat, snowmobile or other vehicle (whether motorized or otherwise), except as required by the OAH for maintenance or by Emergency Services personnel and except as permitted in certain designated areas;
- any open fire (except in the manner permitted in certain designated areas).

Disposing of children’s dirty clothing into the lake and bathing in the lake is prohibited.

ACTIVITIES IN RESIDENTIAL DEVELOPMENTS

All Members, guests and the public shall adhere to federal, provincial and municipal laws.



SKATEBOARDING, ROLLERBLADING, SCOOTERS & RIDE-ON TOYS

Skateboarding, rollerblading and use of scooters and ride-on toys are permitted on pathways unless otherwise prohibited by signage. No personal jumps, ramps, or rails are allowed on pathways and in parks. Skateboarding is not permitted on commercial property. Helmets are required and parent supervision is strongly recommended for children under the age of 18.

BICYCLES

Bicycles, unicycles, tricycles and battery operated ride-on toys are permitted to be operated on pathways and in parks unless otherwise prohibited by signage. The use of any other motorized vehicles, other than motorized wheelchairs being used for their intended purpose, is not permitted on pathways and in parks.

GENERAL LAKE USE RULES:

Members, their family and guests and the public, as a matter of public safety, must:

- observe and respect lake signage posted from time-to-time, for example, signage such as ‘Lake Closed due to Thin Ice’; and ‘No Trespassing’;
- not introduce live fish into the lake to ensure a healthy ecosystem for any stocked fish;
- not use the lake for skating or ice fishing during winter months except when signage has been posted advising that it is safe to do so;
- supply their own life jackets for private watercraft as the OAH does not supply life jackets;
- not use the lake for ice sailing;
- acknowledge that the use and enjoyment of the lake is at the Amenity Users’ own risk.

Residents of lake front lots and lake access lots with private docks and all users of public docks must observe and respect posted signage and all lake and park rules. Maintenance of private docks is the responsibility of homeowners entitled to use of such docks.

The OAH will not be held responsible for anyone that does not respect lake use rules. Any violation of the within rules will result in a suspension of privileges for a period of time and fines that are deemed appropriate by the OAH.

Lake Water Quality

As the water within the lake is the source for drinking water within Harmony, the water quality of the lake is top priority. The water must be safely maintained in a clean state and the ecosystem must be friendly to any fish stocked therein. Residents and owners of lake shoreline lots and lake access lots are prohibited from applying chemicals to control algae/weeds and are also prohibited from using any type of fertilizers on their property that could seep into the lake. The lake/park staff may apply chemicals to control algae/weeds as needed.

WATERCRAFT – Use of the term “watercraft” in these rules and regulations includes, but is not limited to, row boats, canoes, pedal boats, stand-up paddle boards, kayaks, inflatable boats, rafts, air mattresses, inner tubes, floating water toys and other flotation apparatus.

All forms of watercraft are prohibited on the lake from November 1st to March 31st or at any other time when ice exists on the lake. All watercraft is prohibited from entering marked swimming areas.

All watercraft on the lake shall be in the charge of a person of at least 16 years of age, and each person in or upon watercraft must wear a life jacket.

- The OAH does not provide life jackets.
- All lake users must provide their own life jackets when using watercraft of any kind.
- The OAH will not provide life jackets for watercraft use.
- A board leash is recommended at all times while using a stand-up-paddle board.

- Users of watercraft must acknowledge that the use of watercraft equipment is at the users' own risk.
- Users of watercraft must avoid marked swimming areas.

All watercraft must immediately come ashore if potentially hazardous conditions arise such as lightning, dangerous winds or storm conditions. No kinds of watercraft are permitted on the lake before sunrise and after sunset.

Any watercraft used outside Harmony on other body of water is not permitted on the Harmony lake, unless prior written permission from the OAH has been received and has been scrubbed prior to launching in the Harmony lake to reduce the risk of noxious weed transfer into the Harmony lake.

No watercraft shall be operated in a careless or dangerous manner. Without limiting the foregoing, all operators of watercraft shall comply with all applicable government regulations.

Motors are not permitted for use on any watercraft (with the exception of watercraft used by OAH personnel and Emergency Services personnel). Electronic trolling motors and battery operated toys/boats may be permitted on the lake, under special licensing from the OAH. Kite surfing is not permitted on the lake at any time.

Watercraft must not be pulled up onto the rocks, onto the beach area of any private home or lake access area surrounding the lake. Where the lake shore is privately owned, no stopping at the lake edge is allowed except by the residents of the adjacent lake shore lot and their family and guests. Watercraft may be launched and landed at designated areas only.

Lake Shoreline Lots

Residents of lake shoreline lots must secure their watercraft to their private docks when not in use. They must also securely tether water trampolines, slides and water toys to their private dock. No home-made watercraft or home-made floating docks/platforms are allowed on the lake or shore. Residents of lake shoreline lots are allowed to swim into the lake from their own dock; use of life jackets while swimming is highly recommended. Private dock maintenance is the responsibility of the lake shoreline lot owner or resident.

Lake Access Lots

Residents of lake access lots must remove watercraft from the lake and lake access areas when not in use. Watercraft may be temporarily secured to the lake access way dock. Watercraft must not be secured to lake access docks overnight. Water trampolines, slides or water toys are prohibited from being tethered to any lake access docks. No home-made watercraft or home-made floating docks/platforms are allowed on the lake or shore. Residents of lake access lots are allowed to swim into the lake from the lake access way dock(s); use of life jackets while swimming is highly recommended.

Members, their Family and Guests and Public are prohibited from tethering water trampolines, slides or any water toys to the public dock. Members, their family and guests, and the public are allowed to swim into the lake from the public dock; use of life jackets while swimming is highly recommended.

Watercraft may be secured to the public dock while in use, but must not be left overnight.

Residents of lake shoreline lots and lake access lots must pull watercraft onto their private property for storage. All watercraft must be removed from the lake for winter storage and stored on private property or a designated storage area. Parking of boat trailers outside of a building is prohibited. Unloading boats is permitted in designated areas only. Careless use of watercraft will result in the loss of lake privileges as deemed appropriate by OAH management.

Jumping/swimming from any watercraft is prohibited. Users of watercraft must avoid use of any restricted area within the lake designated as swimming areas.

Users of watercraft must stay at least 12 feet (4 meters) away from any scuba dive down flag/float and must otherwise not risk endangering the divers.

GENERAL PUBLIC/NON-MEMBERS

The Rules and Regulations stated herein apply to all general public/non-members and will be strictly enforced. All watercraft, swimming and lake use rules and regulations will apply.

General public/non-members must observe all posted signage and must access the lake amenity only through marked public access areas.

- Street parking is available only in marked areas.
- Non-motorized boat launch location will be determined and will be marked accordingly.
- Overnight vehicle and watercraft parking is prohibited.

In addition to complying with the rules and regulations, the public/non-members are prohibited from:

- securing their watercraft to the public dock when not in use;
- leaving watercraft at the boat launch or in the parking lot overnight;
- tethering water trampolines, slides or any water toys to the public access dock.

BEACH AND SWIMMING

NOTE THAT THERE IS NO LIFEGUARD ON DUTY. Proper swimming attire must be worn at all times. No bathing in the lake is permitted. Alcoholic beverages are not permitted on the lake or public beach area. Smoking and/or vaping is prohibited on the lake and public beach area.

GUARDIANS ARE RESPONSIBLE FOR SUPERVISION OF CHILDREN AT ALL TIMES. Youth (under the age of 12) who are not being supervised by persons who are of 16 years of age or older must not use the lake or the beach area. OAH staff may contact parents if their children, under the age of 12, are unattended.

There will be no tolerance for fighting or foul language. Amenity Users must do their part to keep the lake and park areas safe and fun for everyone. Behavior on the lake and beach and in the parks must be appropriate. OAH staff shall be entitled to require anyone displaying inappropriate behavior to leave immediately.

Do not leave valuables unattended at the lake or on the beach area. The OAH is not responsible for lost or stolen items.

A marked swimming area must be observed as a swimming only area. The use of watercraft, as described above, is not allowed between the beach and the limits of the marked swimming area.

Swimming is not permitted before sunrise and after sunset. No diving! (No head first entry anywhere within the lake area). Please observe 'Swim at Your Own Risk' signage.

Lake quality is to be monitored by HAWSCO to ensure lake water meets Alberta Health Standards Regulations.

SCUBA DIVING – Restrictions Apply

Members, their family and guests and the public will be required to obtain written approval or a permit from the OAH prior to scuba diving in the lake. The general public/non-members may be charged a nominal fee for such approval or permit.

Only certified persons will be allowed to scuba dive. Recreational diving and instructional classes will be allowed only once prior approval is obtained, in writing, by the OAH.

Anyone under the age of 18 years must be accompanied by an adult certified diver. All scuba divers will use the lake at their own risk and, for safety reasons, are required to:

- sign in and out;
- use a diver down float and flag;

- dive with a certified partner (the OAH requires a minimum of 2 divers at all times).

Scuba diving is not permitted before sunrise and after sunset.

FISHING

A Harmony fishing license is required and can be attained through the OAH. Life jackets must be worn by all persons using watercraft.

During times when the lake is stocked with fish the following rules shall be followed by those fishing:

- fishing is not permitted to commence until at least 15 minutes after sunrise;
- fishing must end at least 15 minutes before sunset;
- a daily fishing limit may be prescribed by the OAH from time to time;
- only barbless hooks may be used when fishing;
- commercial fishing nets are prohibited;
- only one fishing rod per person is permitted;
- feeding or baiting fish to lure them to a specific area within the lake is prohibited;
- cleaning of fish is not permitted on the lake or beach or upon public areas or on OAH property or amenities;
- fishing is only permitted by Members, their family and guests along the shoreline in designated areas, from boats away from docks and away from beach areas, and by residents (and their family and guests) from the shore of the resident's lake shoreline lot or by residents (and their family and guests) from the shore of the lake access area for the resident's lake access lot (fishing is not permitted from any undeveloped or unoccupied lake shoreline lots or the shoreline for lake access lots);
- the public may fish from designated areas only;
- catch and release practice is encouraged;
- suggested bait:
 - cheese slices
 - artificial bait
 - fresh bread
 - fly-fishing flies
- **corn or live fish bait MAY NOT be used.**

ICE FISHING

- Ice fishing is only permitted when the OAH determines that the ice is safe and the 'Danger Thin Ice' signs have been removed.
- Ice fishing is permitted anywhere on the lake ice except within 10 meters of any prepared ice surface (e.g. skating path and hockey rinks.) All surfaces may have rough spots so use of caution is necessary.
- A fisherman can only have 1 open hole at any given time and, prior to drilling a new hole, the fisherman must fill and pack the previous hole with snow.
- All holes must be a minimum of 5 feet apart. Ice fishing huts are allowed but may not be left up overnight.
- Size of hole can be no larger than 10 inches (25 cm) in diameter.

FIRES/FIREWORKS/FIRECRACKERS

A fire is permitted in designated areas and only in fire pits that meet the specifications as set out in the Rocky View County Bylaws (Fire Services Bylaw). Only briquettes may be used in BBQs.

Due to Harmony's proximity to the Springbank Airport, fireworks on private lands are prohibited, unless prior approval is received from the Airport Authority.

Fires, fireworks and firecrackers are not permitted in public spaces or on OAH amenities. Please refer to Rocky View County Bylaws for use on private land.

PETS

Pets of any kind are not allowed on private or public docks, in watercraft or in the lake or on any beach (unless otherwise permitted on the beach by signage in that regard in which case the owners of the pets shall observe all rules related to the presence of their pets on the designated beach area).

Dogs in public spaces must be on leash and under the control of its owner at all times. In accordance with the Rocky View County Bylaws, all dogs must be licensed. Dogs are only permitted to be off-leash in designated OAH areas. Service dogs are allowed in the community for the purposes of assisting their owners.

WILDLIFE

Feeding of all wildlife is prohibited in Rocky View County. Refer to the Rocky View County regulations regarding wildlife at www.rockyview.ca.

Avoid attracting wildlife by:

- ensuring your property is properly fenced;
- removing food sources for wildlife by effectively securing garbage and by storing feed and pet food (including bird feeders) inside the home or in a sealed container;
- eliminating locations for homes and hideouts for wildlife by keeping the yard clean of debris at all times and by regularly maintaining and inspecting the property and its structures.

When Encountering Wildlife:

- Wild animals generally avoid human contact; however, residents who do see wildlife should maintain their distance.
- Do not attempt to feed, catch or pet a wild animal. Feeding of geese, ducks or other waterfowl on or around the lake is not permitted.
- When encountering large, threatening animals or carnivores, remain indoors if possible and contact Alberta Fish and Wildlife at 403.297.6423.
- For injured wildlife, including mammals, birds or reptiles, residents can call the Alberta Institute for Wildlife Conservation at 403.946.2361.
- Rocky View County Agricultural Services at 403.230.1401 is available to help residents manage and control wildlife on their property. Services include making referrals to appropriate agencies, providing information on how to manage problem animals, and trap rentals for smaller animals and rodents.

SMOKING

Smoking and / or vaping is not permitted anywhere in OAH parks, public parks, pathways and lake and beach facilities at any time. This includes chewing tobacco, E-cigarettes, vaporizers and all smoking devices.

WINTER RULES

The OAH may from time to time prescribe rules relating to the use of the OAH amenities for non-motorized winter sports. Similar to summer rules, no motorized sports are permitted upon OAH amenities during the winter.

Tobogganing is only permitted in designated areas. Tobogganing is an unsupervised activity and is done at the tobogganer's own risk. Helmets are recommended and parent supervision is advised. Building of jumps is not permitted anywhere. Snowboarding is prohibited anywhere on areas owned or managed by the OAH.

Ice fishing and skating on the lake will only be permitted when the OAH determines that the ice is safe and **caution** signs are removed. Ice fishing and skating are not permitted before sunrise and after sunset. Users of the lake do so at their own risk.

Ice Fishing – Refer to additional rules under the Fishing section.

Ice Skating – Ice skaters must follow the following rules:

- Any cleared ice pathways are for pleasure skating only, not hockey.
- No one is allowed on any ice surface while ice clearing equipment is servicing the ice.
- Pucks and hockey sticks are not permitted on cleared ice pathways.
- Hockey and ringette can only be played in designated areas such as on lake ice rinks.
- Lake ice is naturally occurring ice, and natural imperfections such as bumps and cracks are inevitable and may cause injury, the risk of which is assumed by the users of the lake.
- Ice sailing is prohibited.

TRASH

Each Amenity User shall deposit his/her trash in the receptacles provided or shall carry the trash away from the OAH amenities, parks and public spaces.

AIRPORT AWARENESS

Harmony is located with the vicinity of the Springbank Airport aerodrome and as such it is important to note that the operation of “unmanned air vehicles” or drones is strictly regulated and requires a permit. For more information please visit <https://www.tc.gc.ca/eng/civilaviation/opssvs/flying-drone-safely-legally.html>

General information regarding the Springbank Airport can be found on their website www.YBW.ca

It is encouraged that you become familiar with the operations of this local amenity. If you wish to raise a concern about an aircraft operating at Springbank Airport, you can contact the Springbank Airport Authority through the Springbank Noise Concern Hot Line at 403-286-7703 or online via <http://www.ybw.ca/YourNeighbourhoodAirport/AircraftConcerns.aspx>

STAFF

The Manager, security personnel and other OAH staff have the power and are authorized to take all reasonable steps required to enforce these Rules and Regulations and to protect the property of the OAH, but failure to do so will not create any liability on the part of the OAH..

The OAH staff will not act as a supervisor or babysitter (except when programs are offered by the OAH).

AMENDMENTS

The OAH shall have the right, in accordance with the OAH Bylaws, to make amendments to these Rules and Regulations (including such other and further reasonable Rules and Regulations) as in its judgement may from time to time determine to be necessary for the safety, care and cleanliness of the OAH amenities, parks and public spaces, and for preservation of good order therein.

The OAH shall have the right to set and administer fines and restrict or suspend access to OAH amenities for rule infractions.

A copy of the current Rules and Regulations, with changes, shall be kept by the OAH secretary, who shall provide a copy thereof to anyone on request.

BYLAWS

These Rules and Regulations shall at all times be subject to the provisions of the OAH Bylaws.

All capitalized terms not otherwise defined in these Rules and Regulations shall have the meanings ascribed to them in the OAH Bylaws.

GENERAL

If any provision of these Rules and Regulations is determined by a court to be unenforceable, then the remaining provisions shall nevertheless remain enforceable to the fullest extent permitted by law.

LIMITATION OF LIABILITY

The OAH, HAWSCO, Harmony Developments Inc., Bordeaux Developments and Qualico Developments West Inc., and their respective affiliates and their employees, officers and directors (collectively the “Released Persons”) will not be liable for any personal injuries, or any damage, loss or theft of personal property howsoever caused that is sustained by any Member, his or her family or guests or the public in connection with the OAH amenities. This clause applies whether the injury, loss, or damage to person or property is caused by any act of negligence, gross negligence or omission of any one or more of the Released Persons or any other person.

By using the OAH amenities, the Members, their family and guests and the public voluntarily assume all risks to themselves, their family and those in their care or to their personal property arising from use of the OAH amenities, and waive any claims against the Released Persons (or any of them) which may arise as a result of any loss, damage, personal injury, death, or property damage suffered during the use of, in or about the OAH amenities. Each Member is further required to inform any member of his or her family or any guest of the conditions set out above, prior to their use of the OAH amenities. The public is required to become informed through the website and signage posted of the conditions set out in these Rules and Regulations.

This limitation of liability is obtained by the OAH for the benefit of the OAH and as agent for the Released Persons.

Non-compliance with any of the Rules and Regulations will result in action being taken by the OAH.

Thank you for your cooperation.