

Reference: Membership Acknowledgement Form (Page 1 of 2) v.5 July 2023

The Owners Association of Harmony (OAH) has been incorporated and organized for the exclusive enjoyment of Harmony residents and their guests. Homeowners automatically become members of the OAH, notice of which is confirmed by a registered Encumbrance on title.

Harmony Developments Inc. (the Developer) has incorporated the **Owners Association of Harmony (“OAH”)** as the party who will be responsible for the operation and maintenance of certain amenities, and in some cases, ownership of those amenities, located in the OAH Lands. The OAH will also provide certain financial and administrative services including the collection of fees from the members of the OAH. These fees are necessary to fund the operations of the OAH and the maintenance and operation of the amenities. The operations of the OAH may be expanded to include other functions which are of common benefit to its members.

The owners of lots within the OAH Lands are automatically members, are required to remain members, and are responsible for the timely payment of membership fees (which fees are secured by the Encumbrance) to the OAH. Harmony Developments Inc. will manage the OAH until the operations of the OAH is turned over to the members of the OAH. Membership and other matters relating to the OAH are more fully described in the OAH Bylaws.

Encumbrance and Special Amenity Fees

To pay for the operations of the OAH, including the operation and maintenance of amenities, the developer has registered a charge Encumbrance on the title of each single family and multi-family residential lot, commercial and retail lot, in favour of the OAH securing payment of a fee to the OAH. The OAH may in a year choose to charge an amount other than that provided for in the Encumbrances, subject to the limitations in the OAH Bylaws. All properties are also charged a one-time Special Amenity Fee, paid by the builder prior to possession.

Springbank Airport Proximity

Homeowners should be aware of the location of the Springbank Airport and its proximity to the community of Harmony. Homeowners should also be advised of the operations at the Springbank Airport (including take-off, landings, aircraft run-ups, helicopter training activity and low altitude fixed wing circuit training flights at or in the vicinity of Springbank Airport). By executing this acknowledgement form, Harmony homeowners acknowledge and understand the above stated conditions and activities related to the Springbank Airport.

Fee Notices and Payments

The fiscal year of the OAH has been set as **July 1 to June 30** of every calendar year. Fee notices will be mailed out annually in **June** and fees are levied effective **July 1** each year. Interest charges will be calculated on overdue accounts as of August 1st of each calendar year at a rate of 18% per annum, calculated and compounded monthly.

The buyer’s initial encumbrance fee is pro-rated from possession date to year end (June 30) and is payable by the buyer in one lump sum, upon closing. Subsequent encumbrance fees may be paid on an annual or monthly basis. If a monthly payment plan is preferred, the buyer must contact our office to set up monthly withdrawals from their bank account. **Resale properties** are subject to an Administrative Transfer Fee, which will be added to the total fees owing of the resale property and charged to the **Buyer** of a Harmony property, to ensure they are efficiently transferred all community amenities and memberships by the OAH.

Sincerely,

Owners Association of Harmony

I have read through and understand the information outlined on the previous page.

As a buyer or owner of:

Street Address, Including Postal Code:

PLAN: BLOCK: LOT (UNIT):

EXCEPTING THEREOUT ALL MINES AND MINERALS against which a rent charge is registered,

I/we agree to pay: plus GST annually,

also represented as monthly payments of plus GST.

Dated:

Member 1

Witness 1

Member 2

Witness 2

Buyer Name(s):

Email(s):

Phone Number(s):

Possession date listed on purchaser contract:

Builder:

Builder Representative:

Email:

Phone Number: