
Reference: Welcome to Harmony Letter v.3 August 2023

Dear Owner:

Welcome to your new home in Harmony.

Upon taking occupancy of your new home, you automatically become a member of the Owners Association of Harmony (OAH). The OAH was established to protect the value of the communities' amenities and to ensure a high level of maintenance of these amenities in future years.

The Owners Association of Harmony

Registered as a non-profit organization under the Canada Not-for-Profit Corporations Act, the OAH will be responsible for preserving and enhancing physical spaces and maintaining Harmony's high development standards. This may include area beautification projects, superior levels of care, and organized events.

The OAH will also provide certain financial and administrative services including the collection of fees from its members. These fees are necessary to fund the operations of the OAH and the maintenance of the amenities. The operations of the OAH may be expanded to include other functions, which are of common benefit to its members.

Benefits of the Owners Association of Harmony

The OAH is mandated to maintain the community amenities and physical elements which contribute to the long-term appeal and desirability of the community. The OAH is governed by a Board of Directors and a set of by-laws, ensuring transparency and accountability. Resident members may become OAH Board Members, directing and facilitating operations, overseeing the Association, and playing a direct role in helping shape the community's future.

Please email us at admin@harmonyowners.com and we will set up your access to the Members portal of our website at www.harmonyowners.com. We will do our best to answer your questions and address any concerns.

Resident Member Obligations

The OAH was established to own, operate, and protect the community-based amenities. The OAH will also maintain these amenities at a standard higher than what the municipality can provide for public spaces. These features and facilities are not funded by municipal taxes, and therefore a monthly fee payable by all property owners in Harmony is required.

Each household contributes to the maintenance and care of the community, and its amenities. To pay for the operations of the OAH, including the operation and maintenance of the 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 one year, choose to charge an amount other than provided for in the Encumbrances, subject to the limitations in the Bylaws of the Association.

Sincerely,

Owners Association of Harmony

