



# SHARED DOCK

Welcome to Harmony and your shared dock access!

Now that you own a home in our lovely community, please review this document that outlines your access and responsibilities for the shared docks.

### **Who owns the shared docks?**

The shared docks are owned, operated, maintained, and insured through the Owners Association of Harmony.

### **Who pays for the shared docks?**

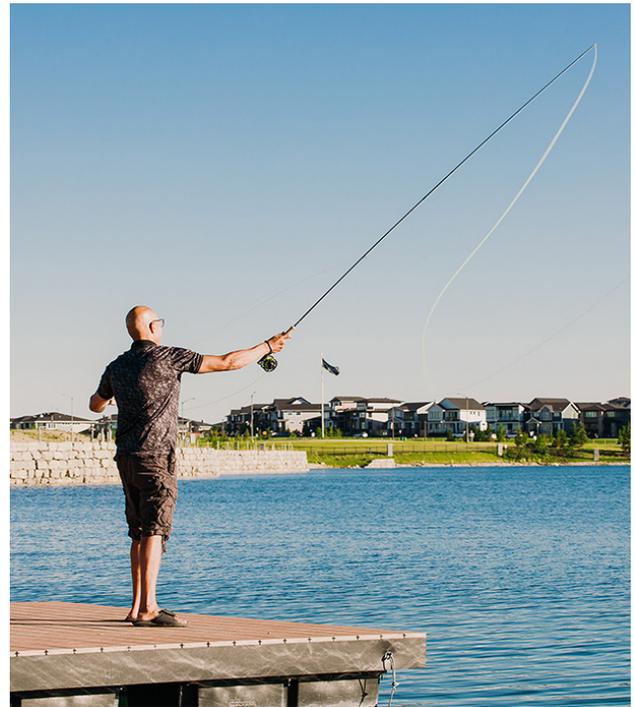
As a resident with access to a shared dock, it's important to know that not all residents in Harmony have this privilege.

Residents who have access to a shared dock in Harmony pay a slightly higher annual encumbrance fee amount than the rest of the community.

### **What happens if the dock is damaged or needs to be replaced?**

The materials of the docks are long lasting and designed to require minimal maintenance over time. However, if the dock is damaged, the OAH will repair the dock.

*Please note that the OAH reserves the right to repair/replace the docks and equally bill all owners of the shared dock for the work, as stated in the Restrictive Covenant registered on each lot with shared dock access. See section 3.4 of the Restrictive Covenant for further details.*



### **Who maintains the shared docks?**

The shared docks are maintained by the Owners Association of Harmony. They are responsible for maintaining the docks, lake edge, and surrounding green areas. The OAH will address lake edge concerns on an as needed basis. Requests for maintenance can be sent to [admin@harmonyowners.com](mailto:admin@harmonyowners.com).

### **Do I have access to the dock and surrounding areas year-round?**

The dock areas will generally have access and maintenance from spring to fall (weather and contractor availability dependent). In the winter months, there is no access, and there will be no snow removal maintenance on pathways, and/or green space or dock areas.

### **Do the hours of operation of the South Beach apply to me as someone with shared dock access?**

Yes. Shared docks have the same hours of use as the South Beach.

**Can I add a ladder to the shared dock?**

Any changes to the dock area must be approved in writing by the OAH. Please submit product details and proposed install location drawings to [admin@harmonyowners.com](mailto:admin@harmonyowners.com). Any modifications to the dock will be the responsibility of the owners who requested the change.

*Please note: Any proposed changes to the dock and surrounding areas must be approved by the OAH and all homeowners who have access to the area.*

**Can I add a fire pit in the area adjacent to the dock?**

Fire pits will not be permitted. No fires are allowed on or near a dock.

**Can I change the slope along the lake edge?**

No excavation or slope changes are permitted.

**I want to add some sand along the shoreline to create a beach. Is this permitted?**

Sand beaches will not be permitted along shared dock areas.

**Can I store my Stand-up Paddleboards and float toys down at the dock?**

No personal property shall be permitted to be stored upon the docks or the shoreline treatment area.

**Who do I contact if I have questions about the shared docks?**

Please contact [admin@harmonyowners.com](mailto:admin@harmonyowners.com).



*When Everything Falls Into Place,  
You're In Harmony.*

*In the community of Harmony, our home is in one of the most beautiful parts of Southern Alberta, and we are surrounded by family, friends, and neighbours. As members of the OAH, we are all responsible for creating and maintaining the community atmosphere we know and love.*

*We ask that all OAH members, staff, and partners follow the golden rule within our community:  
when interacting with others, treat them as you would want to be treated.  
Treating everyone with respect and courtesy is essential to our community's  
long term growth and success. Thank you.*