

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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Notice of Change of By-Laws

Form 3

Condominium Property Act
Sections 32

Condominium Corporation No. 9710379 hereby certifies that, by a special resolution passed
of August 8, 2018, the by-laws of the corporation were added to, amended
or repealed as follows:

By Special Resolution of the Owners the Bylaws were amended as set out on the Attached Schedule A

The seal of Condominium Corporation No. 9710379 was affixed on August 9, 2018

in the presence of one of its Directors

MAX G. GIBB

(Signature)
(Director)

(Corporate Seal)

SCHEDULE A TO THE NOTICE OF CHANGE OF BYLAWS

WHEREAS the existing Bylaws have some provisions relating to the supply of water to the Owners, but such provisions are inadequate and not as clear as they should be;

AND WHEREAS it is important that the Corporation have specific provisions that will promote the supply and usage of water in the Project in an ecological and good stewardship manner given that the water supplies are not unlimited;

AND THEREFORE it is appropriate to amend the existing Bylaws of the Corporation;

NOW THEREFORE BE IT RESOLVED by a Special Resolution of the Corporation that the existing Bylaws of the Corporation are amended as follows:

1. Delete Existing Provisions

Paragraph 4(q) is deleted:

2. Add New Paragraph 4A as follows:

4A Water and Utilities

With respect to the Ranchette Units, the Mini-Ranches and the Managed Property, the Board:

- a. Shall manage, operate, maintain, repair and replace as required the domestic water system, treatment plants, and distribution systems to all required governmental standards;
- b. Shall ensure that at all times, there is a reasonable supply of potable water;
- c. Shall ensure that at all times the water plant and related equipment, including the distribution systems, pumps and meters all complies with and are operated in compliance with all applicable governmental rules, standards and regulations;
- d. May, drill and bring into production one or more additional wells as the Board may determine as being needed from time to time;

- e. May, enter into agreements with other individuals or corporations or municipal authorities for the supply of water on such terms and conditions as the Board may determine as being reasonable in the circumstances, providing that such supplies comply with all applicable governmental rules, standards and regulations;
- f. May set limits on the amount of water that may be supplied to the Owners from time to time and in setting such limits take into account the amount of water that the wells are capable of producing, the levels and trends in the water table underlying the lands, weather forecasts and future needs and forecasts, and
- g. May do such other acts and things that it considers appropriate after taking in all other relevant considerations that affect the operation of such water systems;
- h. Shall establish, maintain and administer a domestic water distribution policy to ensure an adequate distribution of sustainable water supply to all Owners and the Common Property;
- i. Shall, if relevant, read the meters with respect to consumption of water at least monthly;
- j. Unless the cost of the operations are provided as part of the Operating Budget of the Corporation, may provide a billing system [and render accounts on a regular basis] that encourages the environmentally friendly usage of the water being supplied. Such system may include one or more of the following features:
 - i. In its discretion, analyze the costs of the operations into two classifications, being fixed costs such as plant and equipment ["Fixed Cost"] and variable costs of the operation of the systems, including repairs and replacements ("Variable Costs");
 - ii. For any period, for budgeting purposes, such costs may be estimated and reconciled at the end of the period;
 - iii. Billing all of the Fixed Costs and/or the Variable Costs to all of the Units (regardless of whether or not there is a habitation on the Unit) in the ratio of their respective Unit Factors, or only to those Units that are used for habitation in any form, in the ratio of their respective Unit Factors, or on the basis of water consumption, or in such other manner as the Board may determine as being reasonable in the circumstances;
 - iv. Providing for billing to any Unit for any water in excess of a stated volume in any period, with the billing to be in such amount as the Board may determine from time to time;
 - v. In the event that water is contracted from an outside source, the billings may be made by the outside supplier directly to the Owners for some or all

of the Fixed Costs and the Variable Costs, and in such case these provisions shall continue but with respect to any costs not included in such billings.

- vi. In setting amounts for such billings, the Board may include an allowance for the purpose of building up working capital with respect to the operations of the Water System, as distinct from the Reserve Fund set up by the Corporation for the replacement of the Water System;
- k. The obligation of the Corporation to maintain the Water System does not negate the obligations of the Mini-Ranches to maintain those portions of the Water system that are under their respective units as more particularly set out in Paragraph 3(o) of the Bylaws;
- l. With respect to the sewage systems, and subject to other provisions of the bylaws, from time to time, the Board shall manage, operate, maintain, repair and replace as required the sewage collection and disposal system for the benefit of the Ranchettes and the Common Property;
- m. Where there is a conflict between the provisions of this amendment and the Bylaws, the provisions of this amendment shall override the provisions of the Bylaws;
- n. At each Annual General Meeting, there shall be a separate report made to the owners with respect to the cost and operations of the water and sewage system, such that all owners are informed of the costs of operations and made aware of any operational concerns which affect the system.

3. Consolidated Bylaw

Upon this amendment becoming effective, the Board is directed to incorporate these changes into the text of the existing Bylaws to produce a "consolidated" Bylaw. In preparing the consolidated bylaw the Board is authorized to make all such consequential changes to grammar, numbering and context to ensure that the intent of these amendments are properly incorporated into the Bylaws of the Corporation.



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