



Rules & Safety Regulations

Your Guidelines for Enjoying Life in The Lake at Heritage Pointe Community

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USE OF COMMUNITY AMENITIES

1. Valid smartphone app (VizPin) access is required to enter the lake house, the beach, and any other controlled, private amenity areas. VizPin access will only be granted to residents who have a Waiver of Liability on file with the Lake House.

In special circumstances, Access Cards may be assigned to residents. Access Cards are to be used by ONLY the resident to whom it was assigned.

2. Each household will have, at most, two Adult Homeowner Members. Adult Members may sign in a reasonable number of guests into the lake house and beach area subject to the discretion of staff/directors.

All others within the household, age 14 and older, will be considered Junior Members and are permitted no more than two guests at one time unless authorized prior to entry.

Adult children over 21 must provide a Driver's License or other government issued photo ID with address for proof of residency. Proof of residency will be reviewed annually.

THE ASSOCIATION RESERVES THE RIGHT TO LIMIT THE NUMBER OF GUESTS AND/OR REFUSE FACILITY ACCESS.

3. All Guests must sign-in and be accompanied by a Resident Member at all times. All guests must complete a Waiver of Liability. Lake house staff may request ID from guests.
4. Resident Members will be held responsible for any violation of these rules and regulations by their guests, in accordance with the conditions of the Resident Waiver on file for your property.
5. Renters within the LAHPOA community are permitted use of the VizPin smartphone app provided the homeowner relinquishes this privilege to the renter. A letter of authorization from the homeowner must be submitted to the LAHPOA, accompanied by a copy of the current rental agreement.
6. No persons are permitted into the lake house, beach, and park area later than posted hours with the exception of an officially booked private event.

GATES ARE DISABLED AFTER POSTED HOURS OF ACCESS. VIOLATORS ARE SUBJECT TO MONETARY FINES AND LOSS OF LAKE ACCESS PRIVILEGE.

7. LAHPOA employees and board members have the authority to enforce all rules and regulations. Residents with concerns regarding potential rule infractions are requested to contact the Community Manager, who is appointed as the:

"Official Agent of the Lake at Heritage Pointe Homeowners Association" with respect to the Province of Alberta's "Trespass to Premises Act, 2004".

Residents that witness serious/suspicious activities are requested contact Okotoks RCMP at (403) 938- 4202 or call 9-1-1 immediately.

8. The abuse, physical or verbal, of any staff, member or guest will result in suspension of privileges.
9. Glass bottles, dishes, or any other glass products are strictly prohibited within lake house park areas or any Association property including the beach, lake, and winter ice.

THE POSSESSION AND USE OF ALCOHOL OR LEGAL/ILLEGAL RECREATIONAL DRUGS IS STRICTLY PROHIBITED AT ALL TIMES WHILE ON LAHPOA PROPERTY, unless sanctioned through a lake house rental.

10. LAHPOA staff reserve the right to inspect all containers and bags at their discretion. Violators are subject to a monetary fine and loss of lake access privileges.
11. SMOKING AND VAPING ARE NOT PERMITTED within the lake house, on the beach, in the lake house park or within 5 meters of the entrance to the lake house property.
12. ANIMALS ARE NOT PERMITTED IN THE LAKE HOUSE AREA OR IN/ON THE LAKE AT ANY TIME, INCLUDING ON WINTER ICE. The upper pond feeds into the main lake and electrical and other hazards are present in the upper pond. Animals are permitted in the upper pond park but are restricted to green space areas only. Animals MUST ALWAYS be leashed and under the care and control of the handler. Handlers MUST immediately clean up after their animals.
13. No open fires are permitted in Association green space or Environmental Reserve natural areas.
14. Non-commercial drones are not permitted to be launched from or fly over any LAHPOA property or residential property without prior notification to and authorization by the LAHPOA.
15. Residents are reminded to remove all personal belongings when leaving LAHPOA common areas. Personal property may not be affixed to any Association property and will be removed and discarded when violations occur. The Association cannot be held responsible for personal property.

LAKE HOUSE HOURS OF OPERATION

Lake house hours of operation are determined by the LAHPOA Board of Directors and Community Manager and vary by season. Please refer to posted hours at the lake house.

Please note that the lake house is NOT open at all times. Lake house gates are disabled, and access is not permitted after hours for security purposes. After hours use of the Association's secured park and lake house facilities is considered trespassing.

LAKE HOUSE FLAG SYSTEM

During winter months, a flag is always posted over the entrance to the Lake House:

- **RED FLAG:** Lake is closed for use (due to possible unsafe ice or other conditions).
- **GREEN FLAG:** Lake is open for use. Residents and guests are expected to take appropriate precautions when the green notification flag is displayed as this does not guarantee that hazards are not present.

Residents are reminded that use of all LAHPOA amenities is at your own risk.

EMERGENCY PROCEDURES

- In case of an emergency, please notify the closest staff member immediately.
- Any witness should identify him/herself to staff members and Emergency personnel and complete an Incident Report.
- The facility has an emergency protocol procedure in place. Please follow any staff directives.
- If 9-1-1 has been called by anyone other than a staff member, please notify the Lake House immediately at (403) 263-5540.

USE OF LAHPOA WATERCRAFT *Rowboats, Canoes, Kayaks, Pedal Boats and Stand-Up Paddleboards:*

1. Watercraft must be signed out through a staff member, and the signing resident Member must always remain with the equipment. Reservations are not accepted for watercraft. Watercraft are signed out on a first-come first-served basis, and only one watercraft may be signed out by one person at any time.
2. LIFE JACKETS (PFD's) MUST BE WORN AT ALL TIMES WHEN USING LAHPOA WATERCRAFT. NO EXCEPTIONS. Violation of this condition may result in the loss of lake access privileges. PFDs are available at the lake house and must be worn, fastened correctly, at all times when using watercraft.

The maximum number of people per watercraft is:

- a. Row Boats: 4 people
 - b. Canoes/Tandem Kayaks: 2 people
 - c. Single Kayak: 1 person
 - d. Two Person Pedal Boats: 2 people
 - e. Four Person Pedal Boats: 4 people
 - f. Stand-Up Paddleboards (SUPs): 1 person (plus one adult to accompany any child under the age of 10).
3. Careless and dangerous operation of any watercraft will result in the immediate loss of boating privileges. In addition:

- a. Jumping and swimming from any watercraft, except for SUPs, is strictly prohibited.
 - b. Fishing is permitted from rowboats and canoes only.
4. No gas-powered boats may operate on the lake except for the LAHPOA service boat, fire department rescue craft or approved sub-contractor equipment. Trolling electric motors are permitted, provided proper marine specification sealed batteries are used to prevent lake contamination in the event of submersion. No high-speed electric power watercraft are permitted on the lake.
 5. No person under the age of 14 years may be issued a watercraft by the lake house staff. Junior Members aged 14-17 may be issued a watercraft providing they have a valid Waiver of Liability on file at the lake house.
 6. Children 10 years of age and up may be issued a Junior SUP, providing they have a valid Waiver of Liability on file at the lake house.

Those Under 10 may use Junior SUPs with adult accompaniment; this adult is not required on the same SUP. ID may be requested. All passengers under age 18 must have either a Waiver of Liability Form on file or be accompanied by a responsible person 18 years or over.

7. During busy periods, watercraft may be limited to a maximum of 60 minutes.
8. All watercraft on the lake should immediately come ashore if hazardous conditions arise, such as poor visibility, high winds, lightning, or storms. Lake house staff monitor the weather and may blow an airhorn if inclement weather is approaching. If the airhorn blows, all users are to return to the lake house and vacate the water immediately.
9. Beaching of LAHPOA watercraft is allowed at the lake house beach only. Lake front residents may beach their craft wherever necessary, ~~in an emergency~~ and at their own risk.
10. The three islands in the Lake are OUT OF BOUNDS. Beaching of watercraft on the islands is not permitted, and the islands are not to be occupied unless in the case of an emergency.
11. No watercraft docking is permitted at private docks without prior approval of the homeowner.
12. No watercraft will be issued within 45 minutes of the lake house closing. Watercraft must be returned 15 minutes prior to the posted closing time.
13. Swimming, boating, and fishing in the upper pond is STRICTLY PROHIBITED. The upper pond has various hazards and limitations that preclude these activities.
14. To avoid the spread of disease from foreign waters (e.g., Whirling Disease) it is mandatory that all non-LAHPOA boats, recreational watercraft, swimming and fishing gear, and associated equipment be thoroughly cleaned prior to use near, on or in the lake. This includes all boat

surfaces, electric motors and/or paddles, diving and swimming equipment, flotation devices, toys, fishing tackle and apparel (e.g. footwear). Felt soled footwear is prohibited at all times.

The LAHPOA reserves the right to inspect all non-LAHPOA watercraft and gear for contamination. More information on the presence of Whirling Disease and its eradication may be found at: <https://www.alberta.ca/stop-whirling-disease.aspx>.

15. Remote Controlled (RC) Watercraft: RC watercraft are permitted on the lake providing they:
 - a. Are operated in a safe and controlled manner and speed.
 - b. Avoid the lake house beach and private docks.
 - c. Refrain from chasing waterfowl.

FISHING

1. Fishing privileges are restricted to two (2) guests per Adult Homeowner Member. The Adult Member must accompany guests at all times when fishing.
2. Only rod and reel fishing are permitted. Net fishing, long lining, and spear fishing are strictly prohibited.
3. Catch limits are as follows:
 - a. TROUT: Catch and release of trout is MANDATORY until further notice.
 - b. GRASS CARP: Catch and release only. These fish are essential to the minimization of weed growth.
 - c. LING COD (BURBOT): Catch and DO NOT release. Ling Cod are an invasive species.

The LAHPOA reserves the right to inspect all containers leaving the property.

4. In accordance with Alberta Sport Fishing Regulations, each person may use only one line when angling into open water and no more than two lines when angling into ice-covered water. No live minnows/bait may be used, and no baiting of the water is permitted.
5. No fishing is permitted from lands surrounding the lake, Association docks or beaches.
6. Lake front homeowners may fish from their own docks.
7. Boats and fishing tackle must remain 50 feet from the beach and the creek feeding down from the upper pond.
8. No fishing is permitted within 25 feet of private or public docks.
9. The LAHPOA reserves the right to close the Lake to fishing at times such as fish stocking, weed treatment, unsafe ice conditions or other reasons.

10. Ice fishing holes must be made by an ice auger, no larger than 10 inches in diameter and a minimum of three feet apart. Any open and new holes must be identified with an orange pylon cone for a 24-hour period. Pylons are available from the Lake House (limit of 3 per person). All holes must be packed with snow and marked prior to leaving the ice surface.

NO ICE FISHING HOLES ARE PERMITTED WITHIN 20 FEET OF ANY CLEARED SKATING AREA OR DOCK.

11. Ice fishing is permitted once green flags are posted at the lake house. The ice will be determined to be safe when lake house staff have determined there exists a minimum of eight inches (20 cm) ice thickness, consistently across the Lake.
12. Only MUSHROOM style boat anchors are permitted for use in the Lake. Damage to the Lake liner may occur with use of any other anchor type. Any damage to the liner or loss of water caused by the use of any prohibited anchor device will become the liability of the responsible homeowner.

WATER PLAY STRUCTURES

1. With approval from the Homeowners Association, lakefront homeowners may place water play structures such as trampolines or similar floating structures on the lake for use by the member family and are expected to be supervised by a member of the host family. A water play structure is any object placed in the lake that extends 10 feet or more beyond the homeowner's dock, inflatable or otherwise, that will not be retrieved on a daily basis. In addition, any object that requires an anchor for securement will be deemed a water play structure and requires approval.
2. The homeowner must not unduly restrict access within the lake or create safety hazards in the positioning of the play structure. All play structures must be secured no more than 25 feet away from the front of the homeowner's dock. The entire structure is not to extend more than 50 feet from the dock.
3. If the play structure is of an appropriate size and configuration to require an anchor on the lake bottom, the homeowner must get approval for the anchor and comply with additional requirements to protect the lake liner.
4. Deployment of the play structure on the lake is to be limited from June 1 to September 15. During the remainder of the year, the play structure must be removed from the lake and fully removed from sight on the homeowner property.

SPORT/TENNIS COURT

The Lake at Heritage Pointe "Sport Court" provides a superior playing surface for basketball, volleyball, short court tennis and pickleball. Because the court surface material is costly and subject to damage when abused, the following restrictions are necessary:

1. The use of the court is limited to tennis, basketball, volleyball and pickleball. Ball hockey is permitted, but hockey pucks are not allowed.
2. Skateboards and in-line skates are prohibited.
3. Players require proper athletic footwear.
4. Jumping, hanging, sitting, or leaning on the nets is strictly prohibited.
5. Chairs or other hard objects shall not be placed on the court surface.
6. Maximum court time is 45 minutes when others are waiting for a court.
7. Hanging on the basketball hoop is strictly prohibited.
8. Access to the Sport Court is via the VizPin smartphone app or access card. Climbing over fences to gain access is strictly prohibited and may lead to disciplinary action.
9. Sporting equipment for use on the Sport Court may be signed out at the lake house.

ICE SKATING

1. Hockey sticks, hockey nets, and pucks are permitted on designated hockey ice only.
2. Lakefront homeowners may clear the lake in front of their lot for skating. No boards, boundaries, benches, lighting, fire pits or the like are permitted on the lake or upper pond.
3. Recreational skating is permitted when the GREEN flags are showing at the lake house. The ice will be determined to be safe when lake house staff have determined there exists a minimum of eight inches (20 cm) ice thickness, consistently across the lake.

CYCLING

Bicycles are permitted in park areas provided cyclists use paved walkways.

Cyclists **MUST** yield to pedestrians. When approaching pedestrians from behind, cyclists are to ring a bell or vocalize they are approaching and passing on the left.

MD of FOOTHILLS/HERITAGE POINTE SPORTS FIELDS

The Hamlet of Heritage Pointe contains a 20-acre municipal reserve parcel that is located on the west side of Heritage Lake Drive and north of Pine Creek Road. This area is provided by the MD as part of the Dunbow Recreation Board public recreation area and sports field.

The Sports Field offers a regulation size baseball diamond and soccer pitch. Both fields are available for use by area residents at **NO CHARGE**.

Thanks to a generous grant donation from the Dunbow Recreation Board, the LAHPOA has acquired baseball and soccer equipment that may be borrowed at no charge for use on the fields.

Use of the playing fields is managed by the Lake at Heritage Pointe Owners Association. To inquire as to availability, please direct email to info@lahp.ca or call the Lake House at (403) 263-5540.

GATED COMMUNITY PARKS, GREEN SPACES, PATHWAYS

The Lake at Heritage Pointe has an abundance of natural and man-made amenities for all members of your family to enjoy.

There are three primary amenity areas: The lake, community green space and environmental reserve natural areas. Each of these amenity areas is available for your enjoyment. The installation of permanent or semi-permanent equipment or facilities in these areas is not permitted.

Specified community green spaces and the lake belong to the LAHPOA and access in some cases is restricted. Access via the VizPin smartphone app, or access card, is required to use the lake house, beach and playground area, the sport court, upper pond, and north dock park. Some community open spaces, while owned and managed by the LAHPOA, are not entry controlled.

The three islands on the lake are out of bounds and may not be occupied unless in the case of an emergency.

Community pathways exist throughout the entire community. Gated pathways must remain closed and are accessible via the VizPin smartphone app, or access card.

Please report any misuse, damage, or vandalism to lake house staff.

Should you witness vandalism or other suspicious activity please call either the Okotoks RCMP at (403) 938-4202 or call 9-1-1.

DOGS OR OTHER PETS

1. Pets may be exercised anywhere in the community except within the fenced confines of the lake house, beach, and park area. PETS MUST BE LEASHED AT ALL TIMES.

The current MD bylaw can be viewed at: [MD Foothills | Municipal Enforcement](#)

Offenders can be reported to the MD Protective Services at (403) 603-6300.

2. There is NO off-leash area in the Lake at Heritage Pointe community.

3. PETS ARE NOT PERMITTED ON THE BEACH, IN THE LAKE OR UPPER POND, ON THE ICE, OR ON PERSONAL or LAHP SUP's AT ANY TIME.
4. The following is an excerpt from the Encumbrance Agreement registered against the land title of every Homeowner in the LAHP community:

“No animal other than those designated as “domestic” pets shall be kept on any premises. The owner of the pet will immediately remove feces deposited by their animal on common or residential property at all times. The LAHPOA will, upon receipt of two reliable and substantiated reports, or camera image, fine the pet owner negligent in removal of feces, two hundred and fifty dollars (\$250) per occurrence. Fines remaining unpaid will be applied to the homeowner’s Annual LAHPOA Fees for collection.”

Waste and Recycling Services

In 2017, the LAHP community moved to the three-bin system, whereby residents were required to sort their waste into organics, recyclables, and waste. The rationale for this decision was to promote environmental sustainability, stay ahead of evolving landfill regulations and save costs by encouraging recycling and diverting recyclables and organics away from landfilling.

All bins must be stored out of sight, preferably inside each homeowner’s garage. If this is problematic, ensure your storage location is not visible from the street and not visually offensive to your neighbour. Please respect your neighbour’s sightlines and the visual integrity of our beautiful community.

Bins are to be placed curbside no earlier than the evening prior to collection but no later than 8:00 a.m. on the day of collection. Bins are to be returned to storage no later than 9:00 p.m. the same day. Storage and use of bins is strictly monitored and enforced.

Lids must be closed tightly to keep birds from getting to the bin’s contents and to keep loose materials from blowing through the community. Crush, fold or flatten your blue cart contents to optimize space. Standalone bags will not be picked up.

Care must be taken to not block access to your bins and to space your bins approximately 2 feet apart so they can be picked up by the waste truck’s automatic tongs. If the collection truck cannot access your bins, they will not be picked up.

Any color garbage bag can be used with your black bins. NO bag is necessary with the blue or green bins, but you may use a compostable bag for your kitchen organics. If you desire to use a bag for your recyclables, please use a clear bag.

PLEASE HELP KEEP OUR LAKE HOUSE, BEACH AND PARK AREAS SAFE AND CLEAN

Violation of any LAHPOA Rules and Regulations may result in suspension or loss of privileges.

Homeowners must respect the privacy of all residents.

LAHPOA Rules and Regulations are subject to amendment without notice.