

# **Willow Point Resort Properties**

## **Building Requirements and Restrictions**

### **Block 1 thru Block 7 (exception Block 6 Lot 9-16)**

#### **General**

1. Property owners are responsible for following all government regulations pertaining to environmental rules, building regulations and municipal requirements and bylaws. This development is located in the Rural Municipality of Lake Lenore #399, the RM office may be contacted at (306) 275-2066 with any questions or concerns.
2. Purchasers will be required to be members of the Willow Point Property Owners Association. This association will be responsible for any resort upgrades, maintenance and special regulations not covered by the RM of Lake Lenore.
3. The Property price included electrical, natural gas and telephone services and year round road access. All services will be delivered to the property line. The property owner will be responsible for hook up costs to their dwelling from this location.
  - SaskPower will be providing the electrical service.
  - Sasktel will be providing the telephone service.
  - SaskEnergy will be providing gas service.
4. Road maintenance will be the responsibility of the RM of Lake Lenore.
5. Purchaser`s will need to comply with all applicable environment laws. Authorities include Saskatchewan Environment. Department of Fisheries and Oceans, Saskatchewan Watershed Authority and Kelsey Trail Health District. Saskatchewan Watershed Authority has set the high water mark at an elevation of 528.25M. As a result there is a requirement for homes (main floor) to be set at 529.25M elevation.
6. Purchaser`s will need to comply with all provincial and federal building codes and development regulations. It is the responsibility of each individual owner to become familiar with these regulations.
7. The property of any buildings shall not be used for the purpose of any professional trade, employment, service, manufacturer or business of any description other than as a private dwelling.
8. All building, walls, structures, driveways and landscaping, etc... will be properly maintained and in good condition. Property will be free debris and fire hazard at all times. These conditions will be responsibility of the Willow Point Property Owners Association to determine and enforce.
9. Blue Sky Development will be absolved of any responsibility for the transgression of any federal, provincial, or municipal code, regulation, bylaw, policy or building requirement by the Purchaser.
10. Property taxes are to be paid to the Rural Municipality of Lake Lenore.

## Property Development

1. Properties in **Block 1 lots 1 to 18, Block 2 and Block 3** have a 7 year building deadline. Date will commence from time of property possession and end at the date the services are connected (power & gas) and operating. Camper trailers will be allowed on lots during the development phase of the property. If building as not commenced at the end of the 7year term, Blue Sky Development reserves the right to re-purchase the property at the original purchase price. Properties in **Block 1 Lot's 19 to 29, Block 4, Block 5, Block 6 and Block 7** have NO building time deadline.
2. All provincial and federal property development regulations must be followed.
3. Environmental and Municipal reserve designated areas must be respected. Development in these areas must be applied for the approved by the associated government department. (Attached is copy of the Lakeshore Development guideline form the Saskatchewan Ministry of Environment, as a guideline for lakeshore development. Please contact Ministry of the Environment for additional details or specific questions.)

## Building and Structures

1. All dwelling on the property must be of new construction, either ``Build from stick`` or RTM variety.
2. Property Owners must leave a minimum of 5' (1.5meter) buffer within each property line, when building any structure on the property.
3. Minimum dwelling size restriction: for properties **in Block 1, 2 and 3** will be a minimum of 1,000 sq ft (94.68 sq M). **Properties in Block 4, 5, 6 and 7** will be a minimum of 800 sq ft (75.74 sq M). Size will be determined on the outside of the dwelling, excluding second floor, loft, garage, porch, deck, patio, sunroom and basement. Location of dwelling must also conform to all provincial and federal laws and regulations in place at the time of construction.
4. Mobile homes, temporary or permanent will not be allowed.
5. Purchaser must comply with all provincial and federal building codes.
6. Purchaser must comply with all applicable environment laws. Please contact Saskatchewan Ministry of the Environment for any questions relating to property development. (contact information on page 3)
7. Purchaser will be responsible for water supply in their dwelling. Potable water must service the dwelling through internal holding tanks or underground cistern system.
8. All plumbing and sewage systems must conform to the Saskatchewan Plumbing & Drainage Regulations, 1976 and the Shoreland Pollution Control Regulations. A permit must be acquired from the Kelsey Trail Health Region. Installations will be inspected and approved by the Kelsey Trail Health Region. (Copies of the above regulations are included.)

## **Contact Information**

Saskpower- electrical hookup- 1-888-757-6937

Sasktel- telephone and internet hookup- Ph# 310-7253

SaskEnergy- natural gas hookup- 1-800-567-8899

Rural Municipality of Lake Lenore #399- municipal responsibility inquires and regulations- Ph# (306) 275-2066

Kelsey Trail Health District- Community Health Services- for permit application and regulation requirements- Ph# (306) 752-6310

Saskatchewan Ministry of Environment- general inquires and questions in regard to rules and regulations- 1-800-567-4224

Blue Sky Developments - Claude Bourgault – Cellular # (306) 921-9965

Myrlen Kleiboer – Cellular# (306) 921-9999

## **Some local Contractors:**

WTCL Construction building construction, concrete, etc.. Cell# 306-921-5447

Northfield Services lot clearing services, gravel, culverts, etc.. Cell# 306-717-8482

Lyle Bjurman lot clearing services, gravel, culverts, etc.. Cell# 306-921-5874

Todd Hedin plumbing needs Cell# 306-921-6492

Ten-O-One Electric electrical requirements Cell# 306-921-8336