

Questions & Answers About Heritage Pointe

THE RANCHE

AT HERITAGE POINTE

THE RANCHE AT HERITAGE POINTE is an extraordinary enclave of thirty three home sites in the meticulously planned community of Heritage Pointe. Situated on a ridge overlooking a heavily treed and protected escarpment and within the embrace of the Heritage Pointe Golf Club, the Ranche at Heritage Pointe is the final phase of this intimate neighbourhood. It offers a unique and desired balance of city and country living with big skies, fresh country air, uplifting views and wide-open spaces. Home sites average a third of an acre and the Heritage Pointe Golf Course is in your back yard. Access is second to none so you can get anywhere you want to within minutes; for those last minute needs, the Village Center offers a bouquet of shops and services including a “Marquette”, veterinary and personal health care, dining, spa treatments and wines and spirits just to name a few...

THE RANCHE AT HERITAGE POINTE rests on the south border of the City of Calgary, in the Municipal District of Foothills. Every urban convenience has been provided but the Ranche offers much more than the conventional community. Our vision from the outset contemplated a community that was sensitive to the environment in every way; The Ranche uses recycled and filtered storm water for irrigation. Grassed swales, not concrete curbs, are used to capture and direct overland drainage. Environmental Reserve areas have been protected and left in their natural state. Landscape guidelines have been established to promote low water consumption; common areas have been designed to minimize the amount of grounds maintenance. Some areas will be planted with native grasses, shrubs and trees to echo the beauty of the undisturbed environmental reserve. The streets have been laid out in a curvilinear cul de sac design and road widths have been minimized to slow traffic; street lighting design is sensitive to the Municipal District’s Dark Skies Policy. Even the posts we have used for our signs are reused fence posts from fencing that used to stand on the property that is now “The Ranche”. Our homes will be a testament to energy efficiency as well as award winning design. To round out this splendid example of futuristic planning, your yard and all of the common area is maintained for you to a high standard. In the summer your grass is maintained and spring and fall maintenance is performed and in the winter, your driveway and streets are maintained to give you and your family more time for fun.

THE RANCHE AT HERITAGE POINTE finally a place to call home, the perfect balance between urban sophistication and spacious country living. We invite you to review the following information, and if you require further information please visit our website at www.heritagepointe.com or contact Heritage Pointe Properties Inc. at (403).256.9192.

WHO WOULD ENJOY LIVING AT HERITAGE POINTE?

Heritage Pointe appeals to those families aspiring to live life to the fullest; those who travel frequently and enjoy golf and other outdoor activities; families with active children who enjoy being outdoors, those who want more space, security and minimal yard work and those who want to make a commitment to making the world a better place.

WHAT IS THE COMMUNITY OF HERITAGE POINTE?

Heritage Pointe is an award winning upscale residential community. At the heart of Heritage Pointe is the Heritage Pointe Golf Club, a world class golf course offering 27 pristine holes of golf, a full service clubhouse, contemporary fine dining, a wedding and conference facility and a top ranked golf academy. Consistently ranked as one of Canada’s top 100 public golf courses, Heritage Pointe Golf Club is renowned for

its challenging yet rewarding fairways and outstanding service. We are very proud of our golf club and delighted to have the opportunity to share it with you!

Just next door and nestled adjacent to the entrance to The Lake at Heritage Pointe, a two time winner of “Community of the Year”, you will enjoy the convenience of the shops and services located within the Village Centre.

Heritage Pointe is located at the south boundary of the City of Calgary in the Municipal District of Foothills, comprising 850 picturesque acres of land and is currently home to over 650 families. Future plans include the development of another stage of Heritage Pointe to be known as, Artesia. As the Hamlet of Heritage Pointe continues to unfold, other recreation amenities and exciting new home designs will be added, creating a lifestyle second to none.

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WHO IS DEVELOPING HERITAGE POINTE?

Heritage Pointe Properties Inc is the real property sector of Upper Lakes Group Inc. and has been developing Heritage Pointe since 1990. In conjunction with the first residential phase the company designed and constructed the Heritage Pointe golf course. Heritage Pointe Properties Inc. owns and manages the golf course facility which opened to the public in June 1992. Upper Lakes Group Inc. is one of Canada's largest marine transportation companies, is privately owned and has been in existence since 1932.

WHAT KIND OF LOTS ARE AVAILABLE AT THE RANCHE?

The Ranche offers 33 walkout and "sunshine basement" lots. A "sunshine basement" lot is one which allows for a home design where rather than a walkout there are much larger lower level windows filling the lower level of the home with natural light and warmth. These unique home sites are fully serviced and back onto natural green space, a centrally located pond, the Heritage Pointe Golf Course and the spectacular Pine Creek Valley.

WHAT KIND OF HOMES ARE AVAILABLE?

Each home owner will enjoy their single-family home designed and built to their custom specifications making each residence unique.

WHICH BUILDERS CAN I CHOOSE FROM?

Our award winning builders offer design excellence, quality workmanship and total commitment to owner satisfaction. Log on to www.heritagepointe.com for complete information on these award winning builders.

Astoria Custom Homes 403-237-6877

Expressions by Beattie Estate Homes 403-263-7133

Thomson Luxury Living 403-254-4625

WHAT IS A BUILDING ENVELOPE?

The building envelope defines the space within your lot upon which you can build your home. Your home, decks, stairs and any fenced areas must be contained within the building envelope. The yard area outside the building envelope is considered as a setback area and must be landscaped but no structures of any kind are allowed in the setback area. This ensures an attractive streetscape and enhances the view corridors for all residents.

WHAT ARE HERITAGE POINTE ARCHITECTURAL GUIDELINES?

To maintain the overall quality of the development and protect your investment, we've created Architectural and Landscape Design Guidelines that every homeowner and builder must follow. Because we desire each home to have its own distinctive character, you'll find that our guidelines offer some flexibility and encourage individuality. For full details, please contact one of our featured builders.

WHAT DOES BARE LAND CONDOMINIUM OWNERSHIP MEAN?

The home sites in the Ranche are being sold as "bare land condominium" units of land. This means that when

you purchase a lot you also purchase an interest in the private road and green spaces within the Ranche known as common area. It is a simple concept with built in lifestyle benefits not available in most communities.

WHAT ARE THE BENEFITS OF THIS TYPE OF OWNERSHIP?

The main benefit is that you achieve a "maintenance-free" lifestyle while still enjoying your own custom-designed single family home. The year-round maintenance of your road, park, and yard are all taken care of by the Condominium Corporation. Purchasing property in this way is becoming increasingly popular, since it gives you the freedom to pursue leisure activities or leave home on business or extended vacations without worrying about property maintenance.

WHAT DOES THE CONDOMINIUM CORPORATION DO?

As a resident of The Ranche at Heritage Pointe, you are automatically a member of the Ranche Condominium Corporation No. 1010422. Membership in the Condominium Corporation gives you a direct say in the aesthetics of your neighborhood, the manner in which your yard and the common areas are maintained, and you are assured that any activities which might affect your property value or lifestyle are carefully managed.

WHAT SERVICES ARE INCLUDED IN THE CONDOMINIUM FEES?

Your condominium fees cover the seasonal maintenance of all roads, driveways and pathways, including snow removal, ice management and street cleaning, yard maintenance, the operation and maintenance of the irrigation system in the common areas and the monitoring of the irrigation systems on all home sites. The fee also includes liability insurance, the operation of the street lights, weekly garbage pick-up, administration fees, repair and maintenance of all common area improvements and a reserve fund for the future replacement of common area equipment and roads.

HOW MUCH ARE THE CONDOMINIUM FEES?

The current estimated monthly fee is \$297 per month. Fees are set each year by the Condominium Board and reflect the annual cost of providing all of the budgeted services.

WHO PAYS FOR THE LANDSCAPING OF MY LOT?

As the home owner, you pay for the cost of designing and constructing the landscape elements on your lot. Heritage Pointe Properties Inc. pays for the cost of designing your irrigation system based on your approved landscape plan. The home owner pays to install the irrigation system in conjunction with your landscaping. Once the landscaping is completed, your association fees cover the cost of maintaining your yard to the high standards of the community. Please note that your yard maintenance does not include the maintenance of flower beds, gardens, patios, dog containment areas or tree maintenance. Your monthly association fees cover grass cutting, trimming, fertilizing and spring and fall clean up only. Low-maintenance and low water consumption landscape plans are strongly recommended.

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WHAT KIND OF SECURITY PROGRAM DOES HERITAGE POINTE HAVE?

Residents of Heritage Pointe benefit from 24 hour video monitoring at the entrance to the community. In addition, residents have the opportunity to install in-home security systems monitored by a security service, if desired.

ARE PETS ALLOWED?

Yes, pets are welcome. They may be exercised in all common areas, but must be leashed when outside the home. Owners are, of course responsible for controlling and cleaning up after their pets at all times. Dogs are not allowed to run loose on the golf course at any time.

IS RV PARKING AVAILABLE?

Storage is available for RVs, trailers, boats and other recreational equipment within easy driving distance of Heritage Pointe. Recreation equipment, trailers, campers, boats, R.V.s and vehicles for towing cannot be stored within the community. A 48 hour parking limit will be enforced while loading and unloading. Residents may store this type of equipment in their garage for extended periods of time.

WHAT ABOUT CABLE TELEVISION?

Cable and Internet services are available through Shaw Cable and Telus Communications.

DOES HERITAGE POINTE HAVE ITS OWN COMMUNITY WATER AND WASTEWATER SYSTEMS?

Yes. Heritage Pointe is serviced by Corix Utilities which is a privately owned and operated utility company. The water utility is licensed by Alberta Environment and regulated by the Alberta Utilities Commission. The wastewater utility is also licensed by Alberta Environment but it is a non-regulated utility. Please contact Corix Utilities at 1-877-577-2112 for water and wastewater rates and services.

WHICH OTHER UTILITY COMPANIES SERVE HERITAGE POINTE?

Fortis Alberta provides power and their retailer is EPCOR. ATCO Gas provides natural gas services. Please contact these utility companies for rate and service information.

WHAT ABOUT POLICE, FIRE AND PARAMEDIC SERVICES?

Emergency services are available by dialing "9-1-1". Police service for Heritage Pointe is provided through the Okotoks RCMP detachment. Firefighting services are provided through the Midnapore and Okotoks fire halls. Paramedic services, with "Advanced Life System" are provided by the High River Ambulance Service with dispatch from High River and Okotoks.

IS THERE MAIL DELIVERY?

Yes. Mailboxes are located just outside the community adjacent to Ranche Drive. Regular pickup and delivery of mail is provided by Canada Post.

WHICH SCHOOLS ARE NEARBY?

Excellent public, separate and private schools from ECS to senior high school are available in close proximity to Heritage Pointe. For the children's safety and the convenience of parents, school buses travel throughout the community every school day.

Public Schools:

Foothills Composite High School
229 Woodhaven Dr.
Okotoks, AB T1S 2A7
Grades 10-12 (403) 938-6116

Ecole Okotoks Junior High School
1 Pacific Ave.,
Okotoks, AB T1S 2A9
Grades 7-9 Dual-track English & French Immersion
(403) 938-4426

Ecole Elementaire Percy Pegler School
69 Okotoks Dr.
Okotoks, AB T1S 2B1
Grades K-6 Dual-track English & French Immersion
(403) 938-4449

Heritage Heights School
3156 Hwy 552 East
Mailing address: BOX 80, Site 1, RR#1,
DeWinton AB T0L 0X0
Grades K-9 (403) 938-1400

Optional for Extra Transportation Cost (\$50):

Big Rock Elementary School
33 Hunters Gate,
Okotoks, AB T1S 2A4
ECS-Grade 6 (403) 938-6666

Dr. Morris Gibson School
147 Crystal Ridge Dr.
Okotoks, AB T1S 2B2
ECS-Grade 6 (403) 938-6221

Catholic Schools:

Good Sheppard School
52 Robinson Dr.
Okotoks, AB T1S 2A3
Late French Immersion available
ECS-Grade 8 (403) 938-4318

Holy Trinity Academy
R.R. #2, 338072 – 32nd St. East.
MD of Foothills, AB T1S 1A2
(Okotoks)
Grades 10-12 (403) 938-2477

John Paul II Collegiate
53 Cimarron Drive
Okotoks, AB T1S 2A6

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Grades 7 – 9 (403) 938-4600

St. Luke's Outreach Centre
2 – 74 Elizabeth St.
Okotoks, AB T1S 1B4
Grades 10 – 12 (403) 995-0287

St. Mary's School
42 Cimarron Trail
Okotoks, AB T1S 2A8
Grades K – 6 (403) 938-8048

St. Paul's Academy
The Centre for Learning @HOME
Box 137, Bay 1, 22 Elizabeth St.
Okotoks, AB T1S 2A2
Grades 1 - 12 (403) 938-4119

Private Schools, Play Groups & Play Schools:

De Winton Play Group & Play School
De Winton Community Centre
De Winton, AB T0L 0X0
Preschool (403) 938-2525

Okotoks Preschool Academy
108 – 14 Crystal Ridge Drive
Okotoks, AB T1S 1J9 (403) 995-1438

Serendipity Preschool
106 Elma St.
Okotoks, AB T1S 1J9 (403) 938-2811

Open Arms Catholic Preschool
33 Knight St.
Okotoks, AB T1S 1G3 (403) 852-8273

Glenmore Christian Academy
16520 – 24 Street SW
Calgary, AB T2Y 4W2
ECS-Grade 9 (403) 254-9050

Learning Experience
#10, 17107 James McKeivitt Rd. SW
Calgary, AB T2Y 3Y4
Preschool-Jr. Kindergarten (403) 256-1417

Strathcona-Tweedsmuir School
RR #2, Okotoks, AB T1S 1A2
Grades 1-12 (403) 938-4431

Calgary French & International School
700 – 77th St. SW,
Calgary, AB T3H 5R1
PreK - Grade 12 (403) 240-1500

Edison
Box 2, Site 11, R.R. 2
Okotoks, AB T1S 1A2
Grades K - 12 (403) 938-7670

WHAT ABOUT PROPERTY TAXES?

Property taxes are paid to the Municipal District of Foothills No. 31. For information regarding property taxes and assessments contact the M.D. of Foothills at (403) 652-2341 or visit their website at <http://www.mdfoothills.com/PropertyTaxes.htm>.

IS THE HERITAGE POINTE GOLF CLUB OPEN TO THE PUBLIC?

Yes, Heritage Pointe is a public golf club. In addition to public green fee play, the club offers annual personal and corporate play packages. Regardless of your age or skill level, Heritage Pointe has a play option to suit every member of your family. The Golf Academy at Heritage Pointe and "The Loop" are unique to Heritage Pointe. These facilities offer a three hole course, short game and putting green and are designed for beginners, families, friends and those golfers committed to fine tuning their golf game.

ARE FENCES ALLOWED?

No, fencing is not allowed except for a dog run which must be approved by the Developer's Representative or the Condominium Board. Please refer to the Architectural and Landscape Design Guidelines for more information.

CAN WE SWIM OR BOAT IN THE POND?

No, the pond is part of the stormwater management and irrigation system for the Ranche and swimming and boating are not allowed.

WHAT HAVE WE MISSED?

If there is anything that you would like to know that has not been addressed above, please go to our Website: www.heritagepointe.com and click on The Ranche at Heritage Pointe. From our website you will find links to the builder's websites.

Last update: November 1, 2010