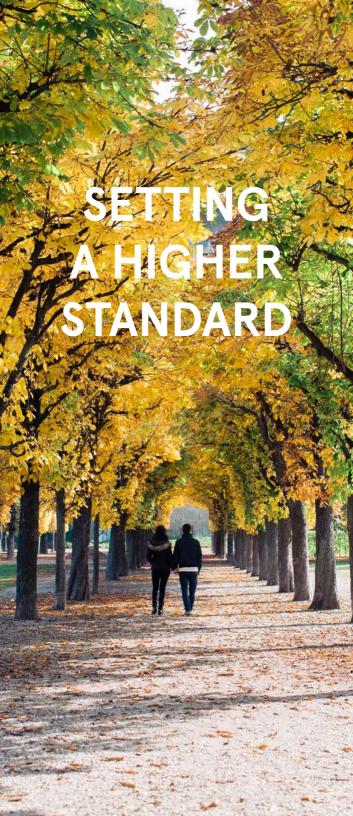


HOA/CONDO GIIIDI





So much more than simple sod.

Not all parks are built alike. Alpine Park's Homeowner Association empowers the community with dramatically upgraded public spaces, with elevated maintenance standards, higher quality amenities, and better long-term care of these vital neighbourhood hubs.

From the inviting public hearth and community gardens within the green court park system, to the dramatic Skyline Pond overlook, to the convenient BBQ picnic seating areas, Alpine Park's gathering spaces anchor the community and help bring residents together.



ALPINE PARK HOMEOWNERS ASSOCIATION

All properties within Alpine Park pay a modest annual Homeowner's Association due that supports the enhanced public amenities offered within the community and helps ensure higher-than-City-standard maintenance levels.

HOA dues cover

- Operation and maintenance of private parks, including associated power, water, natural gas utilities and community garden repair
- Stormwater pond fountain power
- Grass cutting of green boulevards (where there is a separate walk set back from the roadway)
- Snow clearing of regional path system, public and private park walkways, and cut-through paths (connecting parallel streets between homes) but excluding public sidewalks (non-regional walkways in front of homes)
- Servicing of garbage receptacles for parks and ponds

\$330* est. annual

CONDO

GREEN COURT BARE LAND CONDOMINIUMS

All court homes in Alpine Park belong to the respective bare land condominium corporation of that parcel. Unlike apartment condominiums, the only common property is the laneway providing access to each home's garage.

Otherwise, the condo fee covers services you get above and beyond – such as winter snow removal from lanes – or services you'd have paid elsewhere regardless, such as private garbage collection.

Condo fees cover

- HOA membership and annual fees
- Snow removal from public sidewalks along adjacent public roads (excluding section leading up to front doors)
- Periodic snow removal from lanes (i.e. during larger snow falls)
- Private garbage / recycling / compost collection (unless otherwise provided by City of Calgary)
- Condominium Corporation operation and administration including reserve fund contribution

\$110* est. monthly average

(includes annual HOA due, exact fees dependent on given lot size)

