

WEDGEWOOD HAMLET HOMEOWNERS ASSOCIATION

November 7th, 2023

RE: Modification of Wedgewood Restrictive Covenants for Fire Safety

To Whom It May Concern:

Background

The Wedgewood Hamlet Homeowners Association, an Alberta Society representing the homeowners of the Wedgewood Subdivision in the County of Grande Prairie No. 1, is applying for a Court order to modify various Restrictive Covenants affecting the roofing materials permitted within the community. This application is scheduled to be heard on December 19th, 2023, at 1:00 P.M. at the Grande Prairie Courthouse.

The Restrictive Covenants currently in place were designed to maintain the architectural and design standards of the community. However, given the increasing risk of forest fires in Alberta, including within the County of Grande Prairie, there is a pressing need to update these covenants to allow the use of fire-rated roofing materials.

Wildfire Safety

In light of the growing wildfire risks, the Government of Alberta has initiated the FireSmart program, aimed at reducing the risk of wildfire damage to homes and communities. One of the key recommendations is the use of fire-resistant building materials. For more information, please refer to the FireSmart guidelines available at <https://www.alberta.ca/firesmart>.

Why You Are Being Notified

You are receiving this notice because a search at the Land Titles Office has identified that you are the registered owner of lands that are also subject to one or more of the Restrictive Covenants in question.

Please note that if the Court approves our application, the Restrictive Covenants affecting your property will be modified to allow the use of fire-rated roofing materials, provided they maintain the general architectural and design standards of the community. No further action is required on your part unless you wish to participate in the Court proceedings.

The Association has obtained a Procedural Order outlining how further information regarding the application will be provided and how affected parties may participate if they wish to do so.

Filed copies of the Procedural Order and the Application are enclosed with this letter for your reference.

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Proposed Changes

The Restrictive Covenants currently include one or the other of the following provisions pertaining to roofing materials:

“Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.”;

or

“Only cedar shakes, cedar shingles, or clay tiles shall be utilized as roof covering on the residence and garage. For the initial residence to be constructed on the lands Wedgewood Developments Ltd. may approve an acceptable alternative product for roofing material other than asphalt shingles.”

The proposed modifications to the roofing material language of the Restrictive Covenants are as follows:

“Only cedar shakes, cedar shingles, pine shakes, pine shingles, clay tiles, or Class A fire-rated roofing materials that have the appearance of clay tiles, wood shakes or wood shingles shall be utilized as roof covering on the residence and garage. Any roofing material that was compliant with the Restrictive Covenant, as it was written prior to this amendment, shall continue to be permitted. However, any changes to the roofing material shall be made in compliance with this clause.”

Additional Information

For more details on this application, please visit www.grandeprairielaw.ca/services/court-documents. This webpage will also be used to post court documents that have been filed in relation to the application.

Sincerely,



James Hammond

Secretary -Wedgewood Hamlet Homeowners Association