

Clerk's Stamp:



COURT FILE NUMBER 2304 00645
 COURT COURT OF KING'S BENCH OF ALBERTA
 JUDICIAL CENTRE GRANDE PRAIRIE

IN THE MATTER OF THE LAND TITLES ACT, RSA
 2000 c. L-4, AS AMENDED

IN THE MATTER OF THE MODIFICATION OF
 CERTAIN RESTRICTIVE COVENANTS REGISTERED
 ON TITLE TO LANDS LOCATED IN THE SUBDIVISION
 OF WEDGEWOOD IN THE COUNTY OF GRANDE
 PRAIRIE NO. 1

APPLICANT(S) WEDGEWOOD HAMLET HOMEOWNERS
 ASSOCIATION

DOCUMENT **ORDER**

ADDRESS FOR SERVICE AND CONTACT
 INFORMATION OF PARTY FILING THIS
 DOCUMENT BURNHAM LAW GROUP
 #101, 10309-98 Street
 Grande Prairie, AB T8V 2E7
 T: (780) 539-3710 F: (780) 532-2788
 File No. 26833 TJB/jc
 ATTN: TIMOTHY J. BURNHAM

DATE ON WHICH ORDER WAS PRONOUNCED:	December 19 th , 2023
LOCATION WHERE ORDER WAS PRONOUNCED:	Grande Prairie, Alberta
NAME OF JUSTICE WHO MADE THIS ORDER:	Justice R. A. Jerke

UPON THE APPLICATION of the Applicant; AND UPON having read the Affidavit of James Hammond; AND UPON having read the Affidavit of Service of Joelle Christensen; AND UPON hearing Counsel for the Applicant;

IT IS HEREBY DECLARED, ORDERED, AND DIRECTED THAT:

1. Service of the Application, Affidavit and Procedural Order on the Affected Land Owners (as that term is defined in the Affidavit of James Hammond), and on the Registrar of Land Titles is hereby deemed good and sufficient.

2. The Registrar of Land Titles, Land Titles Office is hereby directed to modify the following Restrictive Covenants as follows:

Restrictive Covenant Registration No.	Affected Clause	Current Language To Be Deleted	Modified Language To Be Added
152 159 093	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.
942 275 087	Schedule "C", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.
972 145 018	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles, clay tiles, or Class A fire-rated roofing materials that have

		on the residence and garage.	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.
922 221 745	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.
892 341 666	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.

892 176 032	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.
902 08 6921	Schedule "B", Paragraph 5	5. Only cedar shakes, cedar shingles, pine shakes, pine shingles or clay tiles shall be utilized as roof covering on the residence and garage.	5. 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.
982 087 948	Schedule "C", Paragraph 5	5. 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	5. 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.

		roofing material other than asphalt shingles.	However, any changes to the roofing material shall be made in compliance with this clause.
982 181 128	Schedule "C", Paragraph 5	5. 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.	5. 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.
002 227 758	Schedule "C", Paragraph 5	5. 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.	5. 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.
992 245 954	Schedule "C", Paragraph 5	5. 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	5. 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

		Developments Ltd. may approve an acceptable alternative product for roofing material other than asphalt shingles.	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.
012 356 900	Schedule "C", Paragraph 5	5. 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.	5. 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.

3. This Order shall be registered notwithstanding the requirements of s. 191(1) of the *Land Titles Act*, RSA 2000, c L-4.
4. That the Order is not required to be served on any person.



JUSTICE IN CHAMBERS