

**Q: When and how are BVSL fees triggered?**

- Community Lands fees begin upon registration in the Land Title Office;
- Private Lands services and fees begin upon registration in the Land Title Office, meeting the requirement to initiate landscaping pursuant to the Building Scheme is registered against the lot and the Design Guidelines incorporated therein, and issuance of the final occupancy permit by the City of Vernon or in the event that use of such Lands and Lots does not require a final occupancy permit, then the Rent Charge shall become due and payable in respect to such Lands and Lots upon the commencement of the business or the commencement of the regular intended use as determined by BVSL;
- Community Amenities services and fees begin upon registration in the Land Title Office and once the first "Amenity" becomes operational.

Once these conditions are met, fees become payable at all times thereafter to BVSL.

**If you purchase or are selling an existing property:**

In the event of a re-sale the seller is required to provide notice to BVSL as to sale closing date and contact information for the new owners on title.



**Q: What services do I get for my monthly fee?**

- BVSL fees cover a variety of permissive services including:

Community Lands Services:

Boulevard Landscaping Maintenance

- Boulevard and Park Irrigation
- Landscaping, Fountains, Waterfalls, Banks and Retaining Walls
- Maintaining Natural Areas
- Streetlight Fixtures and Streetlight maintenance
- Reclaimed Water, private operations and maintenance
- Private Park Landscaping and Maintenance
- Snow clearing of sidewalks at the discretion of BVSL (not including roads owned by the COV or private lanes)
- Weekly site litter patrol and removal (Summer)
- Other aesthetically appealing improvements at *The Rise*.

Community Amenities

It is intended that the developer will implement a variety of Amenities as *The Rise Resort Community* grows. As soon as infrastructure for an Amenity is completed, titled owners and immediate family, will have access to planned Amenities potentially including:

- Recreational / Fitness Centre
- Private Trail System
- Tennis Courts
- Cross Country Ski Trails

Private Landscaping Maintenance

- Commercial building landscape maintenance
- Private home lot landscaping
  - Manage contractors and see they maintain pri-

vate landscape care to the BC Landscape Association Level 2 Groomed Standards.

**Q: Will the services and amenities offered change over time?**

The construction of Amenities is scheduled throughout the project timeline for *The Rise*. New Amenities and Facilities will be added to the service package provided to titled owners as they are developed.

**Q: Will monthly fees increase over time?**

Community Lands: Over time, common property serviced by BVSL will increase but so will the number of residents funding the operations. Fees were established as a minimum of \$50.00/month according to the legal instrument registered on title or greater if anticipated budgeted costs are greater. Budgeting is undertaken annually with a break even philosophy.

Private Landscaping: Similar to Common Lands, fees will be based on budgets. Fees were established as a minimum of \$90.00/month according to the legal instrument registered on title or greater if anticipated budgeted costs are greater.

Amenities: During the growth of *The Rise*, the developer may build or add various amenities and/or services for the community. BVSL fees will be used to **operate** (not build) these amenities and services. Fees may change accordingly with surpluses or deficits rolling into the next year's budget.

**Q: Do owners of larger homes pay larger fees? Do townhouse residents pay different fees?**

Titled owners pay BVSL fees scaled by a "Unit Allocation" assigned to each category of property if budget shortfalls are anticipated. Unit Allocations for *The Rise* are described in detail in the legal instrument registered on title. Unit Allocations have been created to ensure an equitable distribution of service costs between titled owners.

**Q: What if I don't want access to some of the community or resort amenities? Can I only pay for the ones that I use?**

All BVSL fees are budgeted and established with participation by all property owners regardless of usage. The Rise development encourages all property owners to utilize the facilities as they come on stream and become an active participant in the community.

**Q: If I only live at *The Rise* for part of the year, will I pay reduced fees?**

No. All titled owners must pay BVSL fees, irrespective of the time they spend at *The Rise*.

**Q: Can I hire independent, private landscapers or contractors?**

As per the disclosure statement associated with your property purchase it is a requirement that all property owners participate in Private Landscaping. In order to maintain a high level of quality and community standard, BVSL who will contract services to a qualified reputable landscape maintenance contractor. As a result of a single contract, we expect that BVSL will be able to provide private landscaping and maintenance services below single lot contract market rates.

**Q: Is Okanagan Hills making a profit from the operation of BVSL?**

No. BVSL charges only as much for fees as it costs to provide services. A component of BVSL fees go toward administration and management to cover the cost of coordinating the operation of the services, and capital, and contingency reserves. Any budget overage is directed back to the services associated with BVSL for the ensuing year.

**Q: Who controls BVSL? Do I have any influence on BVSL policies?**

While *The Rise* is still growing, The Rise Developments Ltd. will operate BVSL. This will allow the TRDLtd. to manage the growth of Services as the community grows. However, when development is complete, it is intended that control of BVSL will be transferred to a Board of Directors made up of representatives of BVSL service clients.

