



Nicola Lakeshore Estates Inc.

BULLETINS

- Please contact us (info@nicolaestates.ca) with your e-mail address, so that we may send important information to you faster.
- A reminder to send your plans (by e-mail if possible - emcon1@emconservices.org) for approval on colour, location and form. Early submission will smooth out the process.
- Remember, you must have dual flush toilets for your home and no irrigation water lines can be extended into the home.
- Phase 2 Waterfront lots – Please note there was a typo error in the Flood Covenant. On Page 2, the last paragraph numbered 2, the elevation figure is incorrect and the paragraph should read as follows:

“Hereafter, no area used for habitation, business or storage of goods damageable by flood waters shall be located within any building, modular home or structure at an elevation such that the underside of the floor system thereof is less than **627.9** metres. In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.”

The legal firm of Morelli Chertkow will be/has contacted all relevant owners of the required change.

- For your peace and quiet, please respect private property when using quads, dirt bikes and the like. The remainder of DL530, Lot 4, all upper gravel roads are actually private property. The gravel road is for access to view lots and the utility.

It was our hope that the undeveloped remainder be used as recreational for all owners. As is normal, the inappropriate actions of some may spoil it for all.

- All lot owners are reminded of the fact that the properties are either LR1, single family recreational residential or LR2, multi family recreational residential.
- We have recognized the difficulty in securing building contractors and have allowed RV's until construction starts, not in lieu of. Please ask us for references for builders.
- Owners are reminded that irrigation water levels are from the sewer treatment program. If you use more than you produce, you are using an unbalanced flow and the system could be empty. Please use only the low flow drip systems and use irrigation water sparingly.