



**186 North Street, Bridgewater, NS B4V 2V6**  
**Phone: (902) 543-4697 Fax: (902) 543-7668**

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/>            | <b>JAYLYNN ENTERPRISES LIMITED</b> |
| <input checked="" type="checkbox"/> | <b>EISENHAUER PLACE</b>            |
| <input checked="" type="checkbox"/> | <b>LAHAVE HEIGHTS</b>              |
| <input type="checkbox"/>            | <b>HOLM REALTY LIMITED</b>         |

**EISENHAUER PLACE/LAHAVE HEIGHTS**  
**COMMUNITY GUIDELINES**

**Schedule "B"**  
**Updated: Aug 17, 2011**  
**#1442**

1. Rents are payable to Jaylynn Enterprises Ltd., 198 North Street, Bridgewater, NS B4V 2V6. Rent is due and payable on the first day of each month for that month. After which, a late charge will be added, plus any expense incurred by the landlord for returned cheques. Pre-authorized payment service is accepted, recommended and appreciated.
2. Scotia Business Centre answers our office calls during non-business hours. If you have a problem, please call 543-4697 for assistance. The answering service has instructions as to how to process all calls and direct them to the person who can best respond to the caller's needs. If your request can be handled during regular business hours, (9am – 5pm weekdays) please call the office during these hours. The phone number is the same, 543-4697.
3. For appearance and to prevent costly freeze-ups during winter months, homes are to be properly skirted and maintained.
4. Water or sewer problems above the surface of the ground are the responsibility of the Resident. Residents should check their heat tape, water and sewer connections regularly. Infrastructure below the surface of the ground is the responsibility of Management. No fat or grease is to be disposed of as it will clog your drain pipes over time. If we are called and the problem is home owner related a charge of \$45.00 could apply.
5. Residents are to keep their sites and ditches in front of their sites clean and neat at all times. Leaves, pine needles, etc. are to be raked and properly disposed of. They are not to be raked into the ditch. No rubbish of any sort will be tolerated on the site. Tree maintenance on your site is the responsibility of the resident.
6. Lawns are to be mowed, maintained (fertilized, weed control and watered) regularly by the Resident. If they are not, the Landlord may have the lawn mowed or maintained at the Resident's expense.
7. Residents are to store their garbage until collection day and be responsible for the separation, as are all other residents of the Town. It can be placed behind the curb in front to your site on the morning of that day's collection. The compost carts can be placed behind the curb the night before collection. In Eisenhauer Place it would be placed on the shoulder of the street in front of your site.
8. For those of you who are considering installing a storage barn or want to build a deck or steps, you need two things: one is a letter of permission from the office and secondly, building permits from the Town. You don't need a permit for everything but it is best to check with the Town office at 543-4651 to find out. (If we are building your shed, step or deck, we can include that service for you, if you wish. Just let us know when we are pricing the project for you.)

Residents must receive prior permission from management to install the following on their site (IF IN DOUBT CALL OFFICE):

- a) **Accessory/Storage Buildings or Any Structure:** The architectural appearance and colour must be similar to that of the home in terms of height, siding, roof pitch, windows, and doors. The width of the building shall not exceed that of the home. The Resident, prior to construction, must receive written approval of the design and finish from the Landlord. The Resident must supply a detailed drawing complete with a colour and material list to the Landlord for approval.
  - b) **A Clothesline:** no wires or ropes are to be wrapped around trees.
9. Home owners are STRONGLY advised to ensure that all tradesmen they hire to carry out repairs or renovations on their homes are suitably covered by Workers' Compensation or private liability insurance. Ask your contractor for a Letter of Clearance from Workers' Comp, or if they are exempt for a letter to that effect. Alternatively, your own homeowners' insurance policy may include or offer coverage against a personal injury lawsuit. Check with your insurance broker. Additional information is provided at [www.hiringcontractor.com](http://www.hiringcontractor.com).
  10. Roads will be plowed during winter months, but Residents are responsible for clearing their driveways and walkways.
  11. Unregistered automobiles, those undergoing extensive repairs, those with flat tires or otherwise appearing derelict, in the management's sole opinion, must be removed from the community upon request of management. The Landlord at the Resident's expense will remove those not removed by the Resident, without liability to the Landlord.
  12. Homes located in the community are not to be offered for sale without first notifying the office that you are intending to sell your home. There are two reasons for this: **First**, we will need to process and provide you with a copy of a Home & Site Inspection Report to identify if there are any upgrades or maintenance issues that must be addressed before the home is sold. (We will need as much advance notice as possible to allow us time to conduct the initial inspection as well as a follow up inspection to confirm that any requirements noted in the Inspection Report have been completed after you have advised the office that they have been completed.) We don't want to hold up your sale in any way so it is important that you provide us with as much lead time as possible. **Second**, prospective purchasers are required to complete a Site Lease Application Form, to become a tenant of the community. (Time is also required to process the application & if approved, for the purchaser to make an appointment to come to the office & sign a lease as well.)  
  
For Sale signs are not to be placed on trees. For Sale signs placed on your lawn are to be on a metal post, painted and in good condition, located on your site so as not to restrict the view of others entering or leaving their driveways. The signs must not exceed a maximum area of 720 sq/in. The post shall not exceed a maximum height of 60 inches. Signs are to be maintained in good condition at all times. (If you are listing your home with a Real Estate firm other than Holm Realty Ltd., please advise your listing agent of the guideline.)
  13. There is to be no subletting of homes without written approval from management.(Applications for subletting/leasing are available at the office.)
  14. When vacated, sites are to be left in a neat and clean condition. Residents not complying will be billed for any costs incurred by management to clean up the site.
  15. Residents are to use the walkways to the mall and NOT CROSS OTHER RESIDENTS LOTS without permission.
  16. For the safety of all, a 30 KM/H speed limit must be observed at all times. Residents caught speeding will be asked to leave. Residents are responsible for their guests' behaviour.

