



February 22, 2024

Responsibility Guidelines

- Main Entrance on corner of Black Mountain Drive and HWY 33
 - Equitable Charge is responsible for the faux rock, soft landscaping in front of sign and lighting only.
 - City of Kelowna is responsible for sidewalk, mowing and tree maintenance.
 - Melcor is not responsible for any item.

- Entrance Feature along Black Mountain Drive between Begley Road and Black Mountain Crescent
 - Equitable Charge is responsible for the signage, stonework, fencing and soft landscaping only.
 - City of Kelowna is responsible for the sidewalks.
 - Melcor is not responsible for any item.

- Welcome Sign along Black Mountain Drive North of the Ascend Townhomes
 - Equitable Charge is responsible for the signage, stonework, any soft landscaping, mowing and litter picking only.
 - City of Kelowna is not responsible for any item.
 - Melcor is not responsible for any item.

- Fairways Sign on corner of Black Mountain Drive and Stockley Street
 - Equitable Charge is responsible for the signage, stonework and any soft landscaping.
 - City of Kelowna is responsible for mowing and litter picking.
 - Melcor is not responsible for any item.

- Trail between Stockley Street and Black Mountain Drive
 - Equitable Charge is responsible for soft landscaping, stonework, weeding, litter picking and dog waste dispenser only.
 - City of Kelowna is not responsible for any item.
 - Melcor is not responsible for any item.

- Landscaping on lower side of Stockley Street
 - Equitable Charge is responsible for soft landscaping along the West side of lower Stockley Street only.
 - City of Kelowna is responsible for the rockface on the East side of Stockley Street, sidewalks and street lighting.
 - Melcor is not responsible for any item.



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- Uplands sign on Black Mountain Drive and Birkdale Ave
 - Equitable Charge is responsible for the signage, stonework and soft landscaping on the North and South side of road only.
 - City of Kelowna is responsible for the rockface, drainage, sidewalks and street lights.
 - Melcor is responsible for marketing signage.

 - Highlands sign on Carnoustie Drive
 - Equitable Charge is responsible for the Highlands signage on the West side of Carnoustie Drive near the post boxes, the box planters on the West side of Carnoustie Drive, the Highlands signage on the East side of Carnoustie Drive, along with stonework and surrounding soft landscaping, and the box planters and memorial on the East side of Carnoustie Drive.
 - City of Kelowna is responsible for the rockface, drainage, sidewalks and street lights.
 - Melcor is responsible for marketing signage on the Highlands signage on the West side of Carnoustie Drive.

 - Trail from Black Mountain Drive to Lochness Street
 - Equitable Charge is responsible for bollard lighting only.
 - City of Kelowna is responsible for snow removal, landscaping and general maintenance.
 - Melcor is not responsible for any item.

 - Trail, leading off of trail from Black Mountain Drive to Lochness Street, and ending at stairs at Henderson Drive
 - Equitable Charge is responsible for bollard lighting, litter and general maintenance.
 - City of Kelowna is responsible for the stairs from the trail to Henderson Drive.
 - Melcor is not responsible for any item.

 - Birkdale Park
 - Equitable Charge is not responsible for any item.
 - City of Kelowna is responsible for tennis courts, pathways, park equipment, furniture, lighting and landscaping.
 - Melcor is not responsible for any item..

 - Lund Park
 - Equitable Charge is not responsible for any item.
 - City of Kelowna is responsible for pathways, park equipment, furniture, lighting and landscaping.
 - Melcor is not responsible for any item.



Fencing

There is one section in the community that falls under the Equitable Charges responsibility at this time. This covers the general wear and tear of the public facing side of the fence, such as painting. This does not include major repairs such as broken fencing. If the fencing is on private property, the property facing side of the fence and major repairs of both sides of the fence is the responsibility of the registered owner.

These are highlighted on the obligations map at Site 2.

Road Maintenance - Snow Removal/Street Sweeping/Pot Holes

The City of Kelowna is responsible for all road maintenance in the BlueSky at Black Mountain community.

Boulevards

Homeowner's within the community must abide by the City of Kelowna's bylaws, including the ByLaw to Regulate the Maintenance of Boulevards by the Owners of Lands Abutting Thereon. As such, every owner is responsible to mow the grass on any boulevard situated on City owned land adjoining, abutting or adjacent to their premises and prevent grass from growing more than 20cm. In addition, every owner within the City shall prevent the infestation of noxious weeds on a boulevard which adjoins, abuts or is adjacent to their premises.

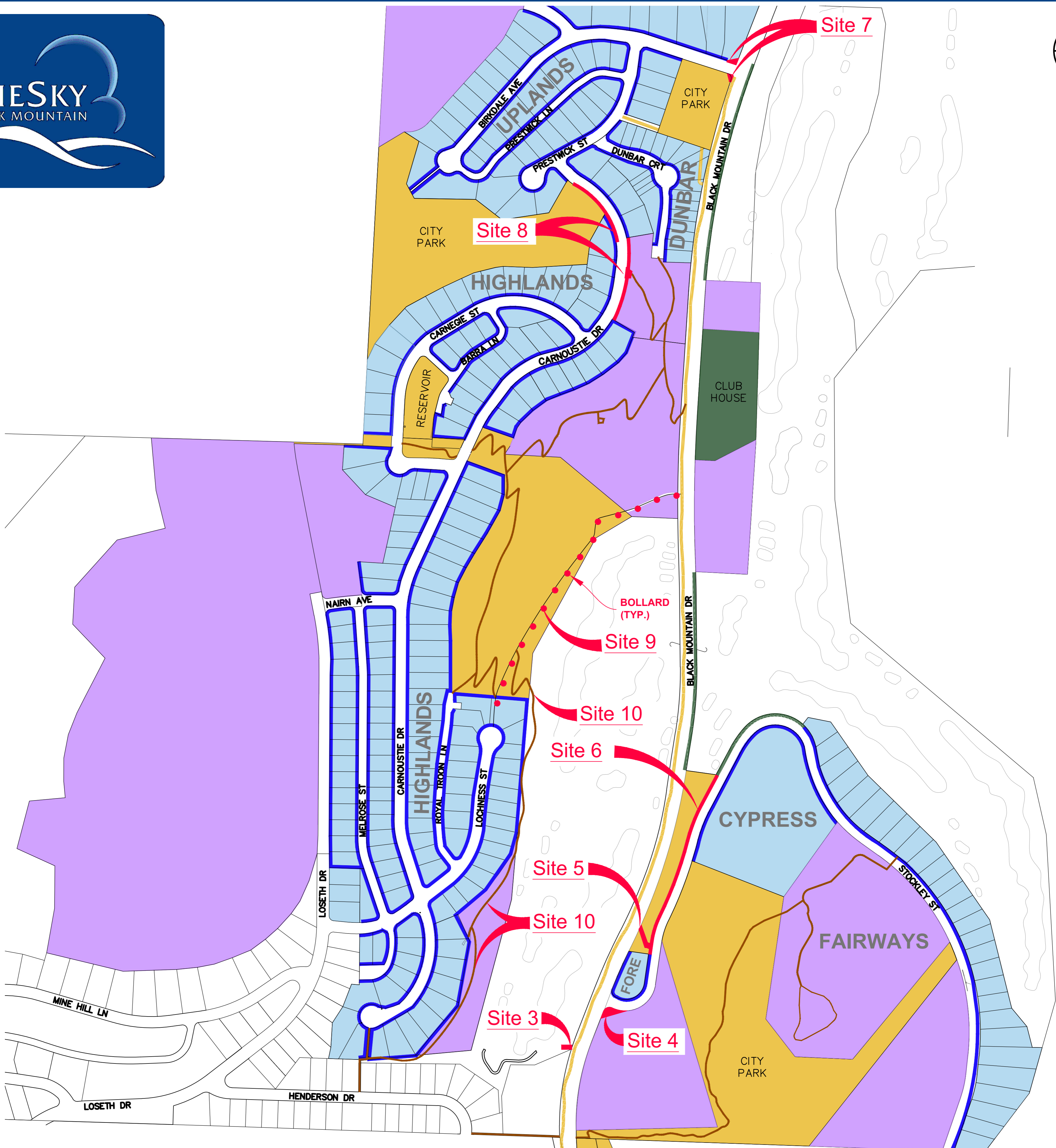
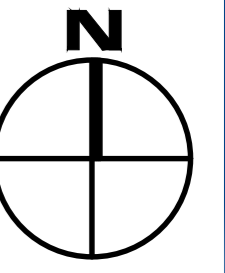
If you notice a boulevard that is not being maintained, please contact the City of Kelowna.

Future Plans & Construction Updates

For future plans and construction updates, please visit Melcor's website, www.blueskyatblackmountain.ca

Contacts

Equitable Charge Inquiries	Core Real Estate Group 780.651.1577 / info@coremanagement.ca Additional information can be found at www.bluesky-community.ca
City of Kelowna Inquiries	City of Kelowna 250.469.8500 / ask@kelowna.ca Additional information can be found at www.kelowna.ca



- Legend:**
- █ RED Equitable Charge Responsibility (Bollard Lights Only)
 - █ GREEN Black Mountain Golf Club Responsibility
 - █ DARK BLUE Home Owner Responsibility (Refer city bylaw #8133)
 - █ YELLOW City of Kelowna Responsibility
 - █ PURPLE Developer Responsibility
 - █ BROWN Trails

**BlueSky at Black Mountain
EQUITABLE CHARGE OBLIGATION LIST**

All features within the City of Kelowna Road Right-of-Way is the city's responsibility except for these listed.

- Site 1 Main Entry sign including soft landscaping in front of sign
- Site 2 Entrance Feature including stonework, fencing, and soft landscaping, from Begley Road to Black Mountain Cres
- Site 3 Welcome sign including soft landscaping
- Site 4 FAIRWAYS sign including soft landscaping
- Site 5 Small trail linking Black Mountain Drive to Stockley Street, including soft landscaping and weed whacking along road beside road reserve
- Site 6 Soft landscaping along Stockley Street
- Site 7 UPLANDS sign including soft landscaping on both sides of road
- Site 8 HIGHLANDS signs, box planters, and memorial including soft landscaping
- Site 9 Highlands trails at Sanitary sewer to BMD (Bollards lights only)
- Site 10 Highlands trails below sanitary sewer line connecting to stairs at Henderson

