

*WELCOME TO
BLUESKY AT
BLACK
MOUNTAIN*



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What is an Equitable Charge?

A **developer equitable charge** is a legal claim on a property, often created by a developer, to secure payments or obligations, such as community fees or utility costs.

It is a form of security interest that binds future owners of the property, similar to a mortgage, it is registered on title but is not a full legal charge.

It still creates an interest in the land that is recorded on the title and must be satisfied by the owner.

In Blue Sky, the equitable charge was established to share the costs of landscaping, utilities and other obligations equitably between all owners in the community.

TERMS OF INSTRUMENT – PART 2

EQUITABLE CHARGE

This Agreement is made

BETWEEN:

MELCOR LAKESIDE INC.

(Extra Provincial Registration No. A0065181)
#900 - 10310 Jasper Avenue, Edmonton, Alberta T5J 1Y8

(the "Transferor")

AND:

MELCOR DEVELOPMENTS LTD.

(Extra Provincial Registration No. A0017861)
#900 - 10310 Jasper Avenue, Edmonton, Alberta T5J 1Y8

(the "Transferee")

WHEREAS:

- A. The Transferor is the registered owner, in fee simple, of all and singular those certain parcels or tracts of land situate, lying and being in the City of Kelowna, Province of British Columbia, legally described in Item 2 of the Form C (Parcel Identifier and Legal Description of Land, to which these terms are attached and forms a part (individually the "Lot", or collectively the "Lands").
- B. The Transferor is developing its lands in the Black Mountain area, Kelowna, British Columbia, from which inter alia the Lands have been created, comprising:
 - i. to date, in excess of 230 residential lots created by plans KAP81891, KAP82430, KAP87742, EPP12261, EPP20624, EPP21338, EPP42924, EPP44770, EPP45757, EPP56237, EPP59016, EPP62603, EPP75803, KAS3654, EPS1697, EPS2574, and EPS2844;
 - ii. a golf course (Lot 1, Plan KAP89681 and Lot 53, Plan KAP87742, all of Section 19, Township 27, ODYD); and
 - iii. for future development:
 - a. Lot B, Section 19, Township 27, ODYD, Plan KAP80286 except Plans KAP81890, KAP81891, KAP87003, KAP87742, KAP89681, EPP12261, EPP45757, EPP59016 and EPP75803, and



Owning property in BlueSky at Black Mountain automatically makes you a member of the Blue Sky at Black Mountain Equitable Charge (EC).

The EC manages, maintains and beautifies areas within the community for the benefit of the residents.

Please refer to pages 6 and 7 for more information

BlueSky at Black Mountain 2025 Equitable Charge – Payable January 1st 2026

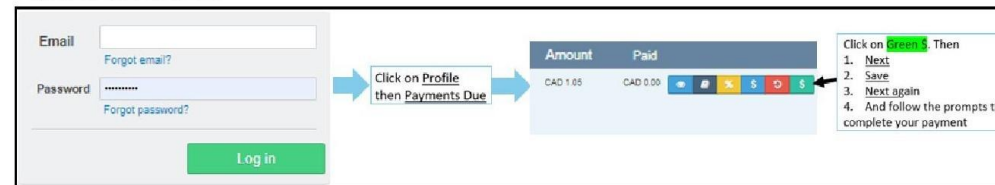
An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky.

In accordance with the Equitable Charge, the fees are set at **\$230.58 + GST = \$242.11**. The EC payment is due **January 1, 2026**. A summary of the operating costs for the 2025 fiscal year are included on the reverse and is also posted at www.bluesky-community.ca.

Enclosed is your personalized Annual Fee Invoice. Payments are due January 1st, 2026.
Monthly interest will commence on unpaid balances on March 1

To pay your invoice online, go to <https://central.ivrnet.com/bluesky>, click on “Log in” and enter your email address and password. If you are unsure of your credentials, please contact info@coremanagement.ca.

Payment Instructions:



Please note, if fees are owed for prior years, you will not be able to log into your account. Please contact our office.

The BlueSky at Black Mountain Equitable Charge (EC) is a not-for-profit organization that manages assets owned by the EC for the benefit of its members. For more information, please go to the community website at <https://bluesky-community.ca/>

If you have sold this property – Please have your lawyer notify the Equitable Charge management group to ensure fees are not charged to you in error.

Please contact the BlueSky Equitable Charge Management Group should you have any questions or to update our records. Please visit www.coremanagement.ca

Sincerely,
BlueSky at Black Mountain
Equitable Charge Management

The BlueSky EC is managed by the Developer and the Board of Directors currently comprised of developer executives.

Each year the Board is tasked with reviewing the past year financials and using this data to determine the fees applicable to each owner to meet the obligations of the EC.

The information letter outlines the amount of fees payable per property, how to pay fees, what the fees pay for and more!

The 2nd page of the information letter summarizes the actual expenses for the EC in the previous year. This is used to determine each owner's share.



2025 Equitable Charge

<u>Revenue</u>	\$	\$
Equitable Charge (411 Lots x \$230.58)	94,769	
TOTAL ESTIMATED REVENUE		94,769
<u>Expenditures</u>		
Repairs and Maintenance	0	
Utilities	563	
Landscaping	37,800	
Admin		
- Management Fees	33,000	
- IT Software and Website	2,540	
- Communications, Invoicing and Collections	2,329	
- Banking Fees	2,517	
TOTAL ESTIMATED OPERATING EXPENSES		78,751
SUB-TOTAL PROJECTED SURPLUS/DEFECIT		16,018

<u>Loan from Developer</u>	\$	\$
Operating Loan outstanding to Melcor	61,616	
Repayment of Operating Loan (Previous Deficit Funding)		16,018
BALANCE	45,598	
TOTAL PROJECTED SURPLUS/DEFECIT		0

What is included?

- **Repairs and Maintenance –**
General upkeep of common areas in the community, including repairs and paint touch ups for signs and the public facing fence along Black Mountain Drive
- **Utilities –**
Electricity usage to light bollard lights along Highlands trails
- **Landscaping –**
Mowing and weeding of select areas under EC management. Please refer to the map on page 6
- **Admin –**
Operational and management costs necessary to the administration of the EC. Please refer to page 8 for information on management fees
- **Operating Loan –**
The EC is still under development and as such the developer contributes finances toward the operation and maintenance of the community





Due Date:	January 01, 2026
Invoice Number:	
GST #:	86275 9644 RT0001

	Price
	\$230.58
	\$0.00
	11.53
Total	\$ 242.11
Balance Remaining	\$ 242.11

Invoice Number:	
Access Code:	

PAYING YOUR INVOICE

- We offer three easy ways to pay your invoice:
 - CHEQUE:** Mail your cheque to Melcor Lakeside (o/a Blue Sky at Black Mountain) Suite 1250, 5555 Calgary Trail NW. Edmonton, AB T6H 5P9
 - ONLINE:** You may login to your online account - See instructions below.
 - TELEPAY:** To pay by phone with your credit card call 1-888-803-5980 and follow the prompts, using the Access Code shown on your invoice.

To pay your invoice online, go to <https://central.ivrnet.com/bluesky> and click on "Log In". Enter your email address and password and follow the process outlined below.

- If you are unsure of your login credentials, please contact Core
- If you need help paying your invoice or would like to receive a mailed copy, please contact Core

Call Core at 780-651-1577 or email info@coremanagement.ca

PAYMENTS ARE DUE JANUARY 1ST OF EACH YEAR.

PLEASE PAY CAREFUL ATTENTION TO PAY ON TIME. IF PAYMENT IS NOT RECEIVED BY MARCH 1ST, INTEREST WILL BE CHARGED ON OUTSTANDING ACCOUNTS. FAILURE TO COMPLY MAY RESULT IN COLLECTION ACTION.

Important Contacts

Blue Sky at Black Mountain is
proudly managed by

Core Real Estate Group

1250, 5555 Calgary Trail NW

Edmonton, Alberta T6H 5P9

Email:

info@coremanagement.ca

Phone: 780.651.1577

CITY OF KELOWNA BYLAW COMPLAINTS:-

WWW.KELOWNA.CA/CITY-HALL/BYLAWS/BYLAW-SERVICES/REGISTER-COMPLAINT.CA

PHONE: 250-469-8686

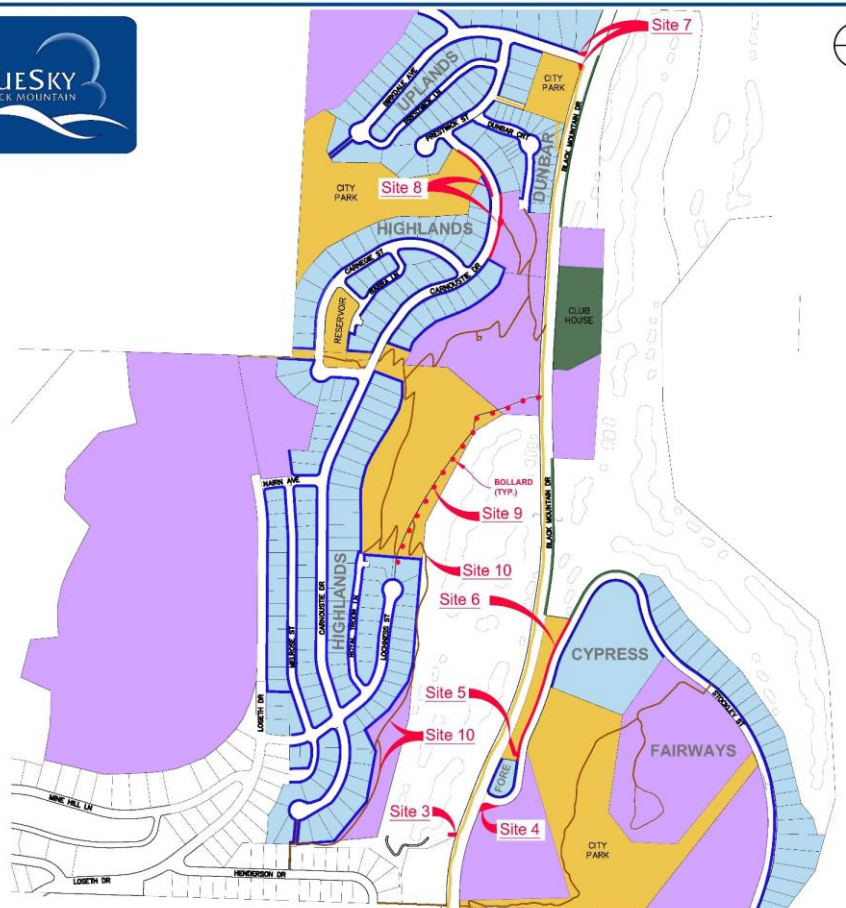
FOR ISSUES WITH:

- 1) STREET/OVERNIGHT PARKING**
- 2) BLOCKED SIDEWALKS/DRIVEWAYS**
- 3) CITY PARK AREAS**
- 4) DOG WASTE & LITTER**
- 5) GRAFFITI**
- 6) TREE MAINTENANCE**
- 7) ROCKFACES/ ROCKWALLS**
- 8) STREET LIGHTING**
- 9) TRAIL & STAIR MAINTENANCE**
- 10) ROAD MAINTENANCE/POTHoles**
- 11) SNOW REMOVAL**

CORE MANAGEMENT GROUP
INFO@COREMANAGEMENT.CA

FOR ISSUES WITH:

- 1) EQUITABLE CHARGE INQUIRIES**
- 2) COMMUNITY LANDSCAPING ISSUES**
- 3) ENTRANCES AND SIGNS**
- 4) BOX PLANTERS**
- 5) BOLLARD LIGHTING**



- 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

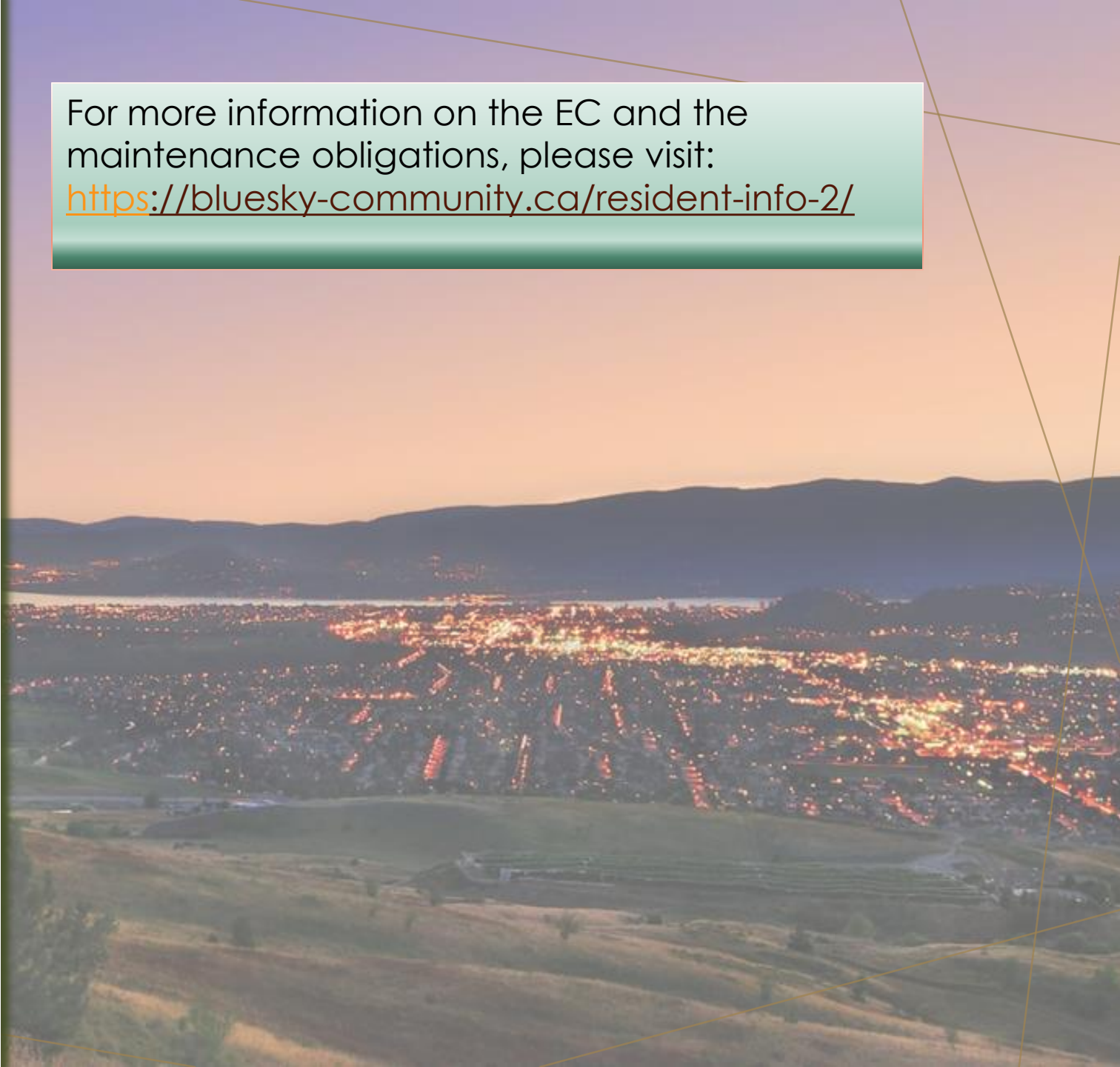
**BlueSky at Black Mountain
EQUITABLE CHARGE OBLIGATION LIST**

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



For more information on the EC and the maintenance obligations, please visit:
<https://bluesky-community.ca/resident-info-2/>



About Management Fees

We are commonly asked what is included in the Management Fees. We understand that this is a large budget item.

The Management Fee is for the management of the day-to-day operations of the EC.

The fees pay for the services of a professional property manager and includes, but is not limited to:

- Working on behalf of the Developer and the Board of Directors including establishing procedures and policies, annual finances, communicating with members, facilitating meetings, hiring and monitoring contractors, following through on recommendations and mandates as put forward by the Developer and the Board of Directors, communicating and enforcing the EC's governing documents, including Bylaws and Rules & Regulations.
- Managing communications with owners, contractors and the Developer and the Board of Directors including receiving, responding, recording and storing owner questions, concerns and complaints, liaising between owners and the Developer and the Board of Directors, receiving and responding to emails, phone calls, letters, visitors, managing financial aspects of the EC including annual invoicing and communications, managing accounts receivable and collections, receiving payments, paying invoices, data entry, compiling monthly financial statements, financial reporting, working with auditors to complete annual audits.
- Managing membership requirements including verifying and updating owner and property information, providing information to owners and solicitors during property sale transactions, educating owners on the EC and the governing documents, providing direction to owners regarding expectations and responsibilities, managing owner disputes, provide IT support for owners to access their online profiles, referring owners to appropriate agencies outside of the EC, such as the developer, vendors, utility companies or the City of Kelowna as appropriate.
- Managing maintenance items including obtaining quotes, obtaining approval for expenditures, hiring and monitoring contractors and labourers, completing regular community site visits to ensure quality and contractor compliance.
- Working with the City of Kelowna to coordinate maintenance schedules, community safety, community amenity use and communicating owner concerns.

THANK YOU

