

WEST BEACH PROPERTIES AND SOUTHWOOD LAKE

Lots 1 through 14, Plan 4M-1343, known as West Beach, are homesites which abut Southwood Lake. Southwood Lake is owned and controlled by the Southwood Lake Recreation Association subject to the ownership and use procedures set out in the attached memorandum. The waterfront property owner is allowed to use the beach front property abutting the lot, however use of the lake will be limited to the areas shown on the attached map. The beach property may be maintained and improved upon application by the owner and is subject to the written approval of the Southwood Lake Recreation Association. The construction of vertical walls or sea walls will not be permitted. The existing slope must be maintained at the waterfront at least three feet above the high water level.

There is a Trans Canada Pipeline easement at the rear of the property, 18 metres in width. The grades on this section of the property cannot be changed and no excavation or improvements can be made without the consent of Trans Canada Pipelines and Sunset Lakes Developments. There is also a ten metre easement from the edge of the pipeline right of way where no building or improvements can be constructed.



SOUTHWOOD LAKE

Ownership and Usage:

The ownership and use privileges for Southwood Lake are somewhat unique and we take this opportunity to explain in greater detail. The lake was excavated by the developer on land owned by the developer, and Marcel Renaud and Daniel Anderson. By agreement, the lake has been transferred to Southwood Lake Recreation Association Inc., a non-profit corporation. The lake is therefore owned and controlled by Southwood Lake Recreation Association Inc. and not Woodstream Owners Association or South Village Owners Association.

There are three classes of membership. Class B members form the Southwood Lake Water Ski Club. They shall have the right to use the lake and the area designated on the attached schedule on a user-pay basis. They must follow the rules as set out by the Board from time to time. Class C membership is available to abutting lake landowners, upon application. Members with waterfront property on the west side of the lake will be members of Woodstream Owners Association Inc. and in addition, may apply to become Class C members of Southwood Lake Recreation Association Inc. Members on the east side of the lake will be members of South Village Owners Association Inc. and in addition, may apply to become Class C members of Southwood Lake Recreation Association Inc. This membership will grant the landowners access to Southwood Lake in the areas shown on the attached schedule in accordance with the rules and regulations. Class A voting membership shall be held by Daniel J. Anderson or 1374421 Ontario Ltd.

In the event of the death of Daniel Anderson, the Class A membership or legal title to the property will revert back to the developer corporation.

Copies of the Articles and by-laws of Southwood Lake Recreation Association Inc. are available to members, upon request.

Insurance:

Southwood Lake Recreation Association Inc. is required to maintain insurance on the lake and contiguous property. In addition, Southwood Lake Water Ski Club is required to maintain liability insurance and insure its own property. Insurance costs may be passed on to members, proportionately.

Use of Lake:




Only the water ski club shall be permitted to operate a power boat on the lake, and must confine its activities to the area designated for water skiing. No other power boat, jet skis, motor crafts will be permitted. The Southwood Lake Recreation Association Inc. Board retains the right to revoke either Class B or Class C membership at any time, in its discretion.



SCHEDULE A

SOUTHWOOD LAKE

NOTES

-  Safety Zone B Members
-  Water Ski Zone B Members
-  Class C Members Zone

