

March 3, 2026

Dear JRR Neighbour;

This letter is from Liz & Bob Moore who reside at 9 James River Crossing in James River Retreat.

We are writing to ask you for consideration and support of the enclosed Special Resolution.

We are the owners of Lots 3 & 4 (#9 and #13 on James River Crossing). About a year and a half ago we applied to construct a garage on our second lot (Lot 4) which currently has no structures on it. That application was declined due to a provision in our current bylaws that does not permit a garage to be built on a vacant lot unless a primary dwelling exists on the lot.

We appreciate that the existing bylaw was written with a legitimate purpose. Our understanding is that it was intended to prevent garages from being built and then used as cottages. That objective of protecting the character and integrity of our community is one that we share.

Unfortunately, the current bylaw appears to have had an unintended consequence for owners that have more than one lot in that we cannot use our second lot to what might best be described as its “highest and best” or “reasonable” purpose. We cannot build on the lot where our primary dwelling exists (Lot 3) as we are at the maximum number of structures (i.e. – dwelling, 1 car garage, 2 sheds).

To enable us to have a structure to protect some of our assets from the elements, we would like to build a 2 car garage on Lot 4. The attached Special Resolution would accomplish this goal. To be clear this Special Resolution wording was included in the proposed bylaws presented to the community back in October of 2025. Unfortunately, the broader proposed bylaws have what would appear to little chance of successfully passing. Therefore, we have asked the current Board to separate this particular issue and have it stand alone for voting. They have agreed to do so and thus this letter.

We would ask that you review the Special Resolution to understand its intent. The resolution does not in any way change the community’s previous position that garages cannot be used as cottages. In fact, it reinforces that position.

If you support this Special Resolution, we would ask that you vote “yes” and return your signed copy to Shauna@envisionproperty.ca. An early response would be appreciated as, assuming the resolution passes, we would like to do the work necessary to plan for a build in late spring, early summer.

One last thing, in the spirit of full disclosure Bob was voted onto the JRR Board in February and is currently serving in the Treasure position. He would recuse himself from any Board discussion related to this matter when required.

Respectfully

Bob & Liz Moore
Owners JRR

JAMES RIVER RETREAT
THE OWNERS: CONDOMINIUM PLAN NO. 971 1840

SPECIAL RESOLUTION REGARDING BYLAWS

The undersigned, who represent:

- (a) at least 75% of the total persons entitled to vote at a meeting of The Owners: Condominium Plan No. 971 1840 (the "Corporation"), and
- (b) at least 75% of the total unit factors of the Corporation;

hereby resolve that:

- (i) the Corporation's Bylaws, being the Bylaws registered as instrument #981 230 220 on August 4, 1998, and as instrument #041 327 167 on August 30, 2004, and as instrument #081 321 062 on August 27, 2008 and as instrument #131 191 701 on August 7, 2013, and as instrument #171 283 217 on December 13, 2017 are further amended as set forth in Schedule "A" attached hereto,
- (ii) the bylaw amendments attached to this Special Resolution shall become effective as of the date the Registrar of the South Alberta Land Titles Office files the same*,
- (iii) this resolution may be signed in many counterparts (separate pieces of paper) and all counterparts together shall constitute one document.

*Typographical errors and minor drafting issues may be corrected at the discretion of the Board with approval of legal counsel.

This resolution is passed, effective as of the 15th day of April, 2026.

LEGAL UNIT NUMBER: _____

CIVIC ADDRESS: _____

SIGNATURE(S) OF OWNER(S):

I vote YES (in favour of the resolution): ☐ I vote NO (against the resolution): ☐	1. Signature: _____ Print Name: _____
I vote YES (in favour of the resolution): ☐ I vote NO (against the resolution): ☐	2. Signature: _____ Print Name: _____

SCHEDULE "A"

Bylaw Amendments

1. Add as Bylaw 61.(c):

"Notwithstanding Bylaw 61. (a)(iv), Owners of immediately adjacent Units that have an approved primary structure (whether already constructed or under construction) are permitted to build one (1) approved garage on the immediately adjacent Unit following Architectural Standards and the development approval process of the Board with the following requirements:

- (i) the immediately adjacent Unit must be directly connected to the Unit with the primary structure;
- (ii) the garage on the immediately adjacent Unit is only for utilitarian and non-domicile purposes;
- (iii) the garage on the immediately adjacent Unit must use the utility services (i.e. gas, electricity, etc.) of the Unit upon which it is built. Utility services must not cross Unit boundaries;
- (iv) the garage must be constructed to comply with all setbacks and placement considerations as determined by regulatory bodies having jurisdiction over the Corporation. Particular attention should be made to ensure future development can occur on the adjacent Unit should the current or future Owner(s) decide to build a primary structure (along with septic, water well and other utility considerations);
- (v) the garage on the adjacent Unit must not impact the ability to have or construct a garage on the Unit where the primary, and approved, structure is built;
- (vi) multiple Unit Owners are restricted to one additional garage on one (1) adjacent Unit irrespective of the number of adjacent Units they own;
- (vii) this option is only available while the adjacent Units are owned by the same party. In the event that an Owner subsequently sells their interest in the adjacent Unit, the new Owners development is restricted to building a primary structure. After a primary structure has been built on an adjacent Unit, the new owners must continue the development of their Unit in compliance with these Bylaws;"