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WELCOME TO THE COMMUNITY

This package contains practical information about your new community. Once you settle into your new home, email your name(s), street address, email address and phone number to svoacommunications@gmail.com to be put into the residents' directory. You will also become part of our unique email distribution list, which enables you to stay in touch with what's going on in your community. It is a valuable communication tool.

Here are some useful tips about your community:

- Garbage pick-up day is Friday morning
- If you need a blue or black box, you can order online from the City of Ottawa:
<https://ottawa.ca/en/garbage-and-recycling/recycling#garbage-and-recycling-collection>
- The Greely Post Office telephone number is 613.821.1331

Facilities available to residents and their guests include:

- Tennis courts with additional pickle-ball markings
- Walking Trails (no motor vehicles)
- Pool
 - 1) key needed; please never prop the gate(s) open
 - 2) Summary of rules are posted
 - 3) To reserve for a function, contact svoacommunications@gmail.com for a copy of the Booking Facility Form to complete and return
- Winter skating rinks are maintained by volunteer residents. (Access via common areas)
- Annual fee is due December 31st for the following year

For more information about your community, please visit the South Village section on the Sunset Lakes website: <http://sunsetlakes.ca/south-village>

DESIGN REVIEW INFORMATION

Improvements to the property are encouraged, but do require design review approval in order to maintain property values and aesthetic appeal in the community.

SHEDS, PERGOLAS, GAZEBOS AND EXTERIOR STRUCTURES

- Wood, stone, brick and stucco are the only exterior finishing materials acceptable, vinyl siding, imitation wood or any other material will not be approved.
- Exterior structures should be placed in a location that is discreet or screened and integrated into the landscape of the property.

FENCES, HEDGES AND PRIVACY SCREENS

- Fences and hedges along the property lines that are a simple delineation of the property will not be approved.
- Fences must be properly screened in order to maintain an aesthetic appeal for neighbours and passers by.
- Fences and hedges are not permitted in front of the house, on trail and drainage easements or within 23 metres from the lake.
- Tree clusters are more preferable over hedges for privacy screens.

EXTERIOR STORAGE (VEHICLES, BOATS, TRAILERS, RV'S, ETC.)

- Vehicles, boats, trailers, RV's, etc., should ideally be stored in an offsite, permanent storage facility. Exterior storage of such vehicles is generally prohibited by the covenants and restrictions so these should be reviewed carefully. Parking RVs and trailers in driveways is subject to the zoning bylaws of the City. For South Village's zoning designation, trailers and RVs longer than 6m are prohibited.

EXTERIOR FINISHING

- Exterior finishing is included in the design review for any exterior structure or landscaping application. The only approved exterior finishing materials are wood, brick, stone and stucco. Any other material, including siding, will not be accepted.

DESIGN REVIEW APPROVAL PROCESS

The purpose of the Design Review Process is intended to ensure long-term community quality. The process is supplemental to the requirements outlined in the Covenants and Restrictions for South Village, which provide the legal basis for reviewing and accepting design proposals. Also see Deed Restriction information.

<http://sunsetlakes.ca/owners-association-5/owners-association/the-design-review-process>

<http://sunsetlakes.ca/owners-association-5/owners-association/south-village-design-review-application>

SEPTIC SYSTEMS

<https://ottawa.ca/en/living-ottawa/rural-residents/water-wells-and-septic-systems>

<https://ottawa.ca/en/living-ottawa/water/private-wells-and-septic-systems#septic-systems>

ENCOURAGING BY-LAW COMPLIANCE AND BUILDING OUR COMMUNITY

<http://sunsetlakes.ca/owners-association-5/owners-association/south-village-by-laws>

<http://sunsetlakes.ca/owners-association-5/owners-association/encouraging-by-law-compliance-and-building-our-community>

<http://sunsetlakes.ca/owners-association-5/owners-association/deed-restrictions-or-restrictive-covenants>