

Hamptons Park Chateaux Homeowners Association (HPCHOA)
c/o SIMCO Management (Calgary) Inc
2478 – 91st Ave SE, Calgary
403-234-0166
Website: simcomangement.ca

MEMO TO: Realtors with Clients buying/selling a home on Hamptons Park NW

FROM: HPCHOA Board of Directors

Hamptons Park Chateaux is a community of 60 semi-detached bungalow homes, designed generally for adult living. Built by Calbridge Homes in 1992-93. It is located in the development of The Hamptons sub-division in northwest Calgary. HPC was carefully planned and constructed with the intention of creating an inviting and quality living environment for all property owners. One of the outstanding features of HPC is its curb appeal which has a positive impact on our property values.

There is no common property thus the homeowners in this complex own both the home and the property (lot) on which the home is situated. The homeowners pay property taxes to the City of Calgary. Each homeowner is a member of the Hamptons Park Chateaux Homeowners Association (HPCHOA), which is incorporated under the provisions of Part 9 of the *Companies Act (Alberta)*. Members pay a fee each month to the Hamptons Park Chateaux Homeowners Association to cover the maintenance and day to day management of this community. This monthly fee includes the yearly assessment levied by the Hamptons Homeowners Association.

The objective of the Hamptons Park Chateaux Homeowners Association is to maintain the lands, fences and irrigation system in compliance with the Restrictive Covenants and the Articles of Association of HPCHOA. The homeowners elect a Board of Directors annually to carry out the Association's objectives. The Board of Directors is responsible for managing the affairs of the Association and the proper allocation of fees collected. Management and landscaping contracts are subject to review by the Board on a routine basis. The Board of Directors meets regularly throughout the year.

SIMCO Management is the property management group retained to skillfully manage this community. SIMCO will answer any questions – contact information is in the letterhead above. SIMCO Management MUST be contacted when purchasing a home on Hamptons Park NW.

Each homeowner is responsible for the purchase of adequate insurance for their own home, like that of a single-family dwelling (liability, building and contents). Five owners' homes host special valves and controllers for the irrigation system and may need to pay special attention to insurance coverage and easements.

HPCHOA is dedicated to maintaining a safe and sustainable community, while increasing the value of its owners' property through the prudent use of resources for the benefit of all who live, work or visit in the Hamptons Park Chateaux community. The HPCHOA will adhere to and enforce all of the governing documents.

If your clients are leaving, we wish them well. If your clients are arriving, we welcome them.