

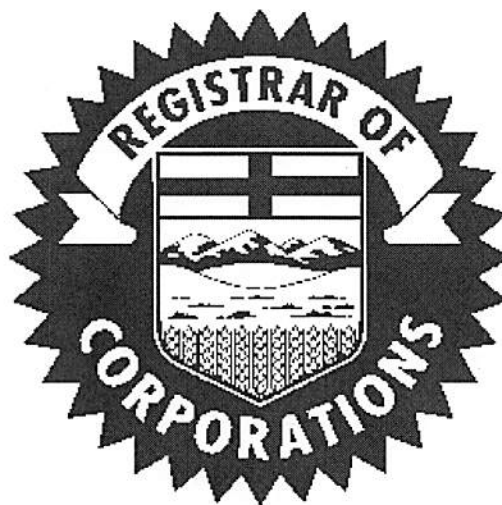
CORPORATE ACCESS NUMBER: 5022176175

**Government
of Alberta ■**

SOCIETIES ACT

**CERTIFICATE
OF
INCORPORATION**

**WESTLAKE ESTATES HOMEOWNERS' ASSOCIATION
WAS INCORPORATED IN ALBERTA ON 2019/09/17.**



INCORPORATE SOCIETY - Registration Statement

Alberta Registration Date: 2019/09/17

Corporate Access Number: 5022176175

Service Request Number: 31704048
Society Name Type: Named Society Name
Society Name: WESTLAKE ESTATES HOMEOWNERS' ASSOCIATION

REGISTERED ADDRESS

Street: 410 - 6 STREET SOUTH
Legal Description:
City: LETHBRIDGE
Province: ALBERTA
Postal Code: T1J 2C9

RECORDS ADDRESS

Street:
Legal Description:
City:
Province:
Postal Code:

ADDRESS FOR SERVICE BY MAIL

Post Office Box:
City:
Province:
Postal Code:
Email Address: CORPORATE@HUCKVALE.CA
Fiscal Year End: 12/31

CAN of Entity Providing Undertaking:

Undertaking Date:
Future Dating Required:
Registration Date: 2019/09/17

Attachment

Attachment Type	Microfilm Bar Code	Date Recorded
Application	10000607130238451	2019/09/17
Bylaws	10000707130238441	2019/09/17
Nuans	10000007130238454	2019/09/17
Notice of Address	10000307130238457	2019/09/17

RECEIVED
SEP 17 2019
Corporate Registry

SOCIETY BY-LAWS

Name of Society: WESTLAKE ESTATES HOMEOWNERS' ASSOCIATION

MEMBERSHIP

1. A registered owner of a parcel of land legally described in Schedule "A" hereto shall be a member of the Society. Should there be more than one registered owner of a parcel of land, then the first person listed as owner on the certificate of title for the parcel shall be the member of the Society for the purposes of these by-laws. However, should the registered owner of the property be an incorporated entity, then that entity shall, in writing to the Secretary, appoint an individual to be its nominee member for the purposes of these by-laws. Such nominee member may be changed at any time by written notice to the Secretary.
2. Annual membership fees, if any, shall be set by the Board of Directors after each Annual General Meeting.
3. A membership in the Society shall cease only upon that member ceasing to be the registered owner of a parcel of land legally described in Schedule "A" hereto. However, a membership may be suspended by a general vote of the Board any reason that the Board deems appropriate.
4. The rights and responsibilities of membership shall run with the land described in Schedule "A", regardless of subdivision(s) that may occur.
5. All members in good standing shall have the following rights;
 - i. to have a copy of these bylaws;
 - ii. to receive notices of general meetings of the Society;
 - iii. to attend and participate and vote at general meetings of the Society; and
 - iv. to run for election in the Board of Directors.
6. All members have the following duties:
 - i. to uphold these bylaws
 - ii. to uphold resolutions passed at general meetings of the Society or by the Board of Directors;
 - iii. to uphold policies and decisions of the Society;
 - iv. to co-operate with persons in supervisory roles as may be assigned by the Board of Directors; and
 - v. to respect rules of order at any meeting.

FILED 101
SEP 17 2019
Registrar of Corporations
Province of Alberta

GENERAL MEETINGS

7. The Society shall hold an annual general meeting on or before the last day of May of each year, of which notice in writing to the last registered address of each member with the Alberta Land Titles Office shall be delivered via mail ten (10) days prior to the date of the meeting.



10000707130238441

8. Other general meetings of the Society may be called at any time by the Secretary upon the instructions of the President or Board by notice in writing to the last registered address of each member as registered with the Alberta Land Titles Office or via email seven (7) days prior to the date of such meeting.
9. A general/special meeting of the Society shall be called by the President or Secretary upon receipt of a petition signed by at least one-half of the members, setting forth the reasons for calling such meeting, notice of which shall be by letter to the registered address of each member with the Alberta Land Titles Office or email, delivered in the mail eight days prior to the meeting.
10. The lesser of 15 members or one-half of members in good standing, either in person or by proxy, shall constitute a quorum at any general or special meeting of the Society.

VOTING

11. Any member who has not been suspended shall have the right to vote at any meeting of the Society. Such votes must be made in person.

BOARD OF DIRECTORS

12. Board of Directors, Executive Committee or Board, shall mean the Board of Directors of the Society.
13. The Board of Directors shall be elected at the annual general meeting of the Society by the general membership of the Society for a term of two years, which term may be renewed at an annual general membership. The Board of Directors shall be elected from any member, or nominee member, of the Society in good standing.
14. A person elected as director becomes a director if they were present at the meeting when being elected, and did not refuse the appointment. They may also become a director if they were not present at the meeting but consented in writing to act as director before the election, or within ten days after the election, or if they acted as a director pursuant to the appointment or election.
15. The Board of Directors shall consist of a minimum of 3 Directors and a maximum of 7 Directors, inclusive of the officers of the Society. The Board may, if necessary, fill a vacancy on the Board of Directors until the next annual general meeting of the Society.
16. The Board shall, subject to the bylaws or directions given it by majority vote at any meeting properly called and constituted, have full control and management of the affairs of the Society, and meetings of the Board shall be held as often as may be required, but at least once every three months.
17. Meetings of the Board shall be called by the President by 10 days notice in writing mailed to each member of the Board or by three days notice by e-mail, fax or telephone.
18. A special meeting of the Board may be called on the instructions of any two board members provided they request the President in writing to call such meeting, and state the business to be brought before the meeting.
19. Quorum for a meeting of the Board shall be two-thirds (2/3) of all Directors, and meetings shall be held without notice if a quorum of the Board is present, provided however, that any business transactions at

such meeting shall be ratified at the next regularly called meeting of the Board; otherwise they shall be null and void.

20. Any director or officer, upon a majority vote of all members of the Society in good standing, may be removed from office for any cause which the membership may deem reasonable.
21. If a Board member is absent from 3 consecutive Board meetings, the Board, by unanimous vote of Board members in attendance, excluding the said Board member, may vote to remove that member from the Board of Directors.

OFFICERS

22. The officers of the Board shall be the President, Vice President, Secretary and Treasurer.
23. The office of Secretary and the office of Treasurer may be held by the same person if deemed necessary by the Board of Directors.
24. The officers shall be elected by the Board of Directors, from the Board of Directors, for a one year term that may be renewed by the Board of Directors. If between annual general meetings an office on the Board of Directors is required to be filled, it shall be filled by a majority vote of the Board of Directors and such position shall remain filled until the next annual general meeting

PRESIDENT

25. The President:
 - i. shall be an ex-officio member of all Committees;
 - ii. shall, when present, preside at all meetings of the Society and of the Board;
 - iii. shall set the agenda with the input from other directors; and
 - iv. shall have the right to address and vote on any issue.

VICE PRESIDENT

26. The Vice President:
 - i. is responsible to carry out the duties of the President when the President is absent or unable to act; and
 - ii. shall perform on behalf of the Board the duties assigned to him or her.

SECRETARY

27. The Secretary:
 - i. shall ensure accurate minutes of all meetings are maintained and distributed;
 - ii. shall have charge of the Seal of the Society, if applicable, which whenever used shall be authenticated by the signature of the Secretary and the President, or, in the case of the death or inability of either to act, by the Vice-President;

- iii. shall have charge of all the correspondence of the Society and be under the direction of the President and the Board;
 - iv. shall also ensure a record of all the members of the Society and their addresses is maintained, ensure all notices of the various meetings as required are sent, ensure the annual dues or assessments levied by the Society are collected and received. Such monies shall be promptly turned over to the Treasurer for deposit in a Bank, Trust Company, Credit Union or Treasury Branch as required;
 - v. shall ensure proper notice of all meetings is given; and
 - vi. shall perform on behalf of the Board the duties assigned to him or her.
28. In case of the absence of the Secretary, his/her duties shall be discharged by such officer as may be appointed by the Board.

TREASURER

29. The Treasurer:

- i. shall receive all monies paid to the Society and be responsible for the deposit of same in whatever Bank, Trust Company, Credit Union or Treasury Branch the Board may order;
- ii. shall properly account for the funds of the Society and keep such books as may be directed;
- iii. shall present a full detailed account of receipts and disbursements to the Board whenever requested and shall prepare for submission to the Annual Meeting a statement duly audited of the financial position of the Society and submit a copy of same to the Secretary for the records of the Society;
- iv. shall use sound business principles and generally accepted accounting principles; and
- v. shall perform on behalf of the Board the duties assigned to him or her.

COMMITTEES

30. The Board of Directors shall, as needed, establish committees to effectively discharge their responsibilities. Such committees shall be made up of members of the Board of Directors and may include members of the Society, if necessary.
31. Each committee shall be chaired by a member of the Board of Directors as selected by the Board of Directors.

AUDITING

32. The financial records of the Society shall be audited at least once each year by a duly qualified accountant or by a committee created by the Board consisting of at least one member of the Society and at least one member of the Board (hereinafter referred to as the "Auditor"). The Treasurer shall not be appointed to any such committee.
33. A complete and proper statement of the standing of the books for the previous year shall be submitted by the Auditor at the Annual Meeting of the Society.
34. The fiscal year of the Society in each year shall end on the last day of December of each year.

35. The books and records of the Society may be inspected by any member of the Society at the Annual Meeting or at anytime upon giving reasonable notice and arranging a time satisfactory to the officer or officers having charge of same. Each member of the Board shall at all times have access to such books and records.

REMUNERATION

36. Unless authorized by the Board of Directors, no officer or member of the Society shall receive any remuneration for his/her services.

BORROWING POWERS

37. For the purpose of carrying out its objects, the Society may borrow or raise or secure the payment of money in such manner as it thinks fit, and in particular by the issue of debentures. Debentures can only be issued by Special Resolution of the members as per section 18(2) of the *Societies Act*.

BYLAWS

38. These Bylaws may be rescinded, altered or added to by a "Special Resolution".

DISSOLUTION

39. Dissolution of the Society shall be in accordance with the Societies Act of Alberta. In the event that the Society is dissolved, all its assets and properties remaining after debts have been paid shall be transferred to one or more non-profit organizations having objectives similar to those of the Society.

CONFLICT OF INTEREST

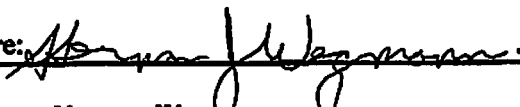
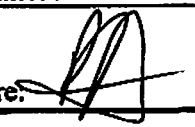


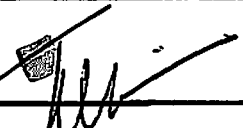
40. No member of the Society or member of the Board of Directors shall vote on any matter that places that individual in a conflict of interest.

INDEMNIFICATION

41. All Directors and Officers and their heirs, executors and administrators, shall at all times, be indemnified out of the funds of the Society, from:
- i. All costs or loss that the person incurs in any proceeding that is brought against that person for anything whatsoever, made, done or permitted by that person in the proper execution of the duly authorized duties of their office; and

- ii. All other costs or loss that the person incurs in or in relation to the affairs of the Society, except as arising from the negligence of that person or through his or her own dishonesty.

Dated May 1, 2019

Signature:  Print Name: Herman Wegmann	Address: Box 679 Rimbey, Alberta T0C 2J0
Signature:  Print Name: Randy Tooth	Address: Box 173 Rocky Ford, Alberta T0J 2R0
Signature:  Print Name: Jeff Faber	Address: 212 Lake Erie Place SE Calgary, Alberta T2J 2L5
Signature:  Print Name: Connie McEgan	Address: 56 Cranbrook Landing SE Calgary, Alberta T3M 2L8
Signature:  Print Name: Tim St. Louis	Address: 95 Sierra Morena Manor SW 153 Sierra Nevada Place SW Calgary, Alberta T3H 3M6 1S9

Witness to the above signatures:

Signature: 

Print Name: T. Jesse Wilde
 Address: 410 - 6 Street South
 Lethbridge, AB T1J 2C9

SCHEDULE "A"
LEGAL DESCRIPTIONS

Legal Descriptions

Plan 092 3767, Block 1

- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8
- Lot 9
- Lot 10
- Lot 11
- Lot 12
- Lot 13
- Lot 14
- Lot 15
- Lot 16
- Lot 17
- Lot 18
- Lot 19
- Lot 20
- Lot 21
- Lot 22
- Lot 23
- Lot 24
- Lot 25
- Lot 26
- Lot 27
- Lot 28
- Lot 29
- Lot 30
- Lot 31

Plan 092 3767, Block 2

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 41
- Lot 42
- Lot 43
- Lot 44
- Lot 45
- Lot 46
- Lot 47
- Lot 48
- Lot 49
- Lot 50
- Lot 51
- Lot 52
- Lot 53
- Lot 55
- Lot 56

Plan 092 3767, Block 3

- Lot 2
- Lot 3
- Lot 56
- Lot 57
- Lot 58
- Lot 59
- Lot 60
- Lot 61
- Lot 62
- Lot 63
- Lot 64

This information is collected in accordance with the *Societies Act and Regulation*. It is required to determine whether the applicant qualifies for a certificate of incorporation. Collection is authorized under s. 33(a) of the *Freedom of Information and Protection of Privacy Act*. Questions about the collection can be directed to Service Alberta Contact Centre at: cr@gov.ab.ca or 780-427-7013 (toll-free 310-0000 within Alberta).

The persons who signed this form declare they wish to form a society under the *Societies Act*.

1. Society Name

WESTLAKE ESTATES HOMEOWNERS' ASSOCIATION

RECEIVED

SEP 17 2019

Corporate Registry

FILED 101
SEP 17 2019
Registrar of Corporations
Province of Alberta

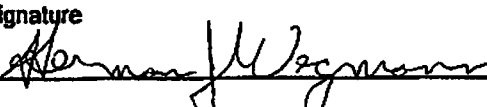
2. Society Objects

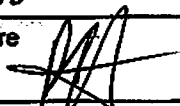
State the society's object(s)

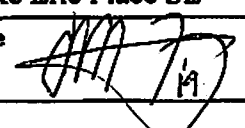
To manage architectural guidelines and deposits, to potentially acquire lands, to potentially provide building(s) for community purposes.


3. Applicants

A minimum of five applicants are required. Create additional spaces by clicking the 'Add' button below the signature line.

Last Name Wegmann	First Name Herman	Middle Name	
Street/Post Office Box Box 679	City/Town Rimbey	Province AB	Postal Code T0C 2J0
Signature 			

Last Name Tooth	First Name Randy	Middle Name	
Street/Post Office Box Box 173	City/Town Rocky Ford	Province AB	Postal Code T0J 2R0
Signature 			

Last Name Faber	First Name Jeff	Middle Name	
Street/Post Office Box 212 Lake Erie Place SE	City/Town Calgary	Province AB	Postal Code T2J 2L5
Signature 			


Last Name McEgan	First Name Connie	Middle Name	
Street/Post Office Box 56 Cranbrook Landing SE	City/Town Calgary	Province AB	Postal Code T3M 2L8
Signature 			

Last Name St. Louis	First Name Tim	Middle Name	
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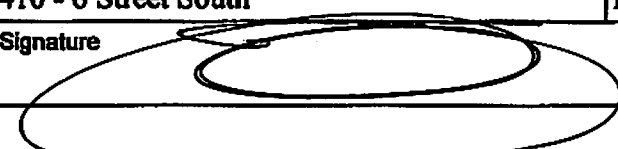


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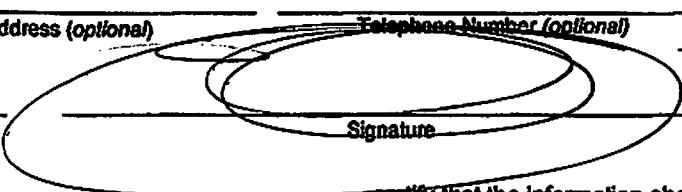
T.S.

Street/Post Office Box 95 Sierra Morena Manor SW 153 Sierra Nevada Place SW	City/Town Calgary	Province AB	Postal Code T3H 3M6
Signature 			T.S.

4. Witness

Last Name Wilde	First Name Thomas	Middle Name Jesse
Street/Post Office Box 410 - 6 Street South	City/Town Lethbridge	Province AB
Postal Code T1J 2C9		Signature 

5. Authorized Representative/Authorized Signing Authority for the Society

Wilde Last Name	Thomas First Name	Jesse Middle Name (optional)
Solicitor Relationship to Society	Email Address (optional)	Telephone Number (optional)
2019-05-01 Date of submission (yyyy-mm-dd)	Signature 	

I, Thomas Jesse Wilde, Authorized Representative, certify that the information above

is true and correct to the best of my knowledge and that I am authorized to file this form on behalf of the applicants listed above.