



Jensen Lakes

Last Revised: April 29, 2026

Jensen Lakes Homeowner's Association New Member Guide

Welcome to Jensen Lakes!

This guide outlines your membership responsibilities, facility access, guest policies, and who to contact for support. Please refer to our **General Rules and Regulations Guidelines** found at www.jensenlakeshoa.ca/ for more detailed information.

Membership Overview

Membership is mandatory and automatically applied to each property through a title encumbrance. All membership tiers include access through the resident access gate.

Fees vary based on lake access:

- **Standard Access:** Access through the resident gate located in the parking lot.
- **Direct Park Access:** Resident gate access plus entry via the shared walkway behind the multisport courts.
- **Lake Walkway Access:** Shared dock located at the end of the shared walkway, plus access through the resident access gate.
- **Lake Shore Access:** Private dock access plus access through the resident access gate.

ALL ENTRY POINTS OTHER THAN THE RESIDENT ACCESS GATE REQUIRE RESIDENTS TO CHECK IN AT THE MAINTENANCE BUILDING AND PRESENT THEIR MEMBERSHIP CARD.

Membership is tied to the property, not the owner. Privileges may be assigned to owners, tenants, or entourage. The JLHOA enforces a strict No-Entry Policy to preserve the exclusivity of Jensen Lakes for residents. Staff may request to see your membership card at any time for verification.

- All residents ages 12+ must carry a valid membership card. **NO CARD, NO ACCESS.**
- Children under 12 must be accompanied by a responsible adult with a valid membership card at all times.

Facility Access & Hours

- Open daily. Hours vary seasonally.
- Entry/Exit: All JLHOA members may access JLHOA amenities using the resident access gate located in the parking lot by ringing the buzzer and scanning your membership card.
- Washrooms are located on the east side of the maintenance building. No change rooms onsite.

Guest Policy

- Members may host up to 6 guests per household (age 2+). Youth ages 12–17 are permitted to bring up to 2 guests when not accompanied by a parent or responsible adult (18+).

- Members wishing to bring more than six guests may do so by submitting an Outdoor Booking request and must contact the JLHOA maintenance office in advance for approval.
- Guests must be accompanied by a resident at all times.
- Caregivers or nannies must be registered and present with the children from the household they are supervising.
- **Guest Check-In:**
 - Residents must meet their guests at the gate and ring the buzzer.
 - Approved guests may ring the buzzer and provide their name and the resident host's last name.

Beach & Park Rules

Prohibited Items: Glass, alcohol, pets, smoking/vaping, open fires.

No bikes, scooters, e-bikes, or similar wheeled devices are permitted in the park or on JLHOA walkways. Any item that may damage pathways, landscaping, or park infrastructure is not allowed.

BBQs & Picnic Shelters

- Gazebos are first come, first serve. Items left unattended for over 1 hour may be removed.
- All on-site BBQ pits are charcoal only (*charcoal not provided*).
- Residents may use portable CSA-approved grills with propane tanks up to 20 lbs.

Events, Programs, & Amenities

Seasonal highlights include:

**Updates are shared via email, website, and Instagram (jensnlakes_hoa).*

- Annual Events & Contests (Easter Egg Hunt, Summer BBQ, Fishing Derby, Pumpkin Carve-Off and more!)
- Skating Surfaces (Leisure, Hockey, and Skating Loop)
- Multi-Sport Courts (Tennis and Pickle Ball)
- Watercraft Rentals (Paddleboard, Kayak, Pedal Boat)
- Fishing (Catch & Keep / Catch & Release, Ice Fishing)
 - Fishing is permitted from the fishing pier or resident-owned watercraft only. No bait allowed.
- Swimming (Beach area and open lake water)
 - Swimming is permitted in the designated swim area and only during JLHOA operating hours. Swimming outside the designated swim area is at your own risk.
 - Resident-owned watercraft must use the designated Resident Boat Launch; no motorized or battery-powered boats allowed.
- Outdoor Bookings (Reserve space under the gazebo for a gathering)

For outdoor bookings or program inquiries, please contact: programs@jensnlakeshoa.ca

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