



Jensen Lakes

Last Revised: January 30, 2026

Jensen Lakes Homeowner's Association General Rules & Regulations

These regulations are established to assist the Jensen Lakes Homeowners Association (JLHOA), located at 205 Jensen Lakes Boulevard, to effectively manage the beach, lake, park grounds and all JLHOA-owned amenities, while ensuring the safety and enjoyment of all Jensen Lakes residents, guests, and staff. Please refer to the JLHOA website, email newsletters, and site signage for further information. Various operational and usage items noted below may differ from future operations as noted in the JLHOA bylaws and/or long-term operational mandates.

Any violations of the JLHOA Rules & Regulations may result in immediate removal from the park, and/or suspension of access privileges.

Hours of Operation

Park hours are seasonal and may change based on weather, staffing, or special events. Residents will be notified of changes via the JLHOA email newsletter, website, social media, and on-site signage. Parking is available in the main Jubilation Beach Club lot, accessed via Jensen Lakes Boulevard.

To ensure safety, park entry and exit must occur through the Resident Access Gate in the main parking lot. This gate is monitored by JLHOA staff via card scanner, intercom buzzer, and video surveillance. The JLHOA enforces a strict No-Entry Policy and requires ALL members 12 and over to carry their membership cards.

- During operating hours, Lake Walkway and Lake Shore residents may wish to enter the park using their private or shared docks. This is permitted only under the following conditions:
 - Residents must email or phone the **JLHOA maintenance office** prior to arrival at **info@jensenslakeshoa.ca** or **(780) 347-0460**
 - **All residents ages 12 and above must carry their own membership card** before accessing the beach, lake, park grounds, multi-sport court, and any other JLHOA-owned amenity.
- The JLHOA **do not** have lifeguards on duty. Use of beach, lake, park grounds, multisport court, or any other JLHOA-owned amenity is at your own risk.

ACCESS TO THE PARK GROUNDS, LAKE, BEACH, MAINTENANCE FACILITY, AND MULTI-SPORT COURTS, AND ALL JLHOA-MAINTAINED AMENITIES AND SURFACES IS STRICTLY PROHIBITED OUTSIDE POSTED OPERATING HOURS.

Security and Trespassing

The safety and security of our residents is our top priority. To protect our community spaces, we are committed to ensuring that only authorized individuals access park grounds and that any suspicious activity is addressed promptly.

Anyone who enters the private docks, shared docks, beach, lake, park grounds, multisport court, or any other JLHOA-owned amenity without authorization or a valid membership card during and after hours—is considered **trespassing**.

*Lakeshore resident-owned rinks may be used for after-hours skating at the resident's own risks. No access is permitted on JLHOA maintained surfaces.

TRESPASSERS WILL HAVE THEIR PARK PRIVILEGES REVOKED

If you see someone trespassing after operating hours, we encourage residents to contact **RCMP** at **(780) 458-7700**. During operating hours, please contact the **JLHOA maintenance office**.

Member Classifications and Park Access

Memberships are tied to the property—not the owner and are non-transferable as indicated on the encumbrance on title for each Jensen Lakes property.

Membership privileges may be assigned to the owner, the owners 'entourage' or tenant. To acquire this privilege, the owner must provide proof of ownership. Submit a copy of your purchase agreement for review through Core Management.

Standard Membership

Applies to all other properties in Jensen Lakes as indicated on the encumbrance on title. Access to the beach, lake, park grounds, multi-sport court, and any other JLHOA-owned amenity is permitted only through the Resident Access Gate in the main parking lot. Standard Access Members may use these areas during posted operating hours only. No access is permitted via shared walkways, shared docks, or private docks.

Direct Park Membership

Applies to Jensen Lakes properties in Jane Point whose lots back directly onto the shared park walkway behind the Multi-Sport Courts, as indicated on the encumbrance on title. Access to the beach, lake, park grounds, multi-sport court, and any other JLHOA-owned amenity is permitted through the Resident Access Gate in the main parking lot and the "Direct Park" shared walkway behind the multi-sport courts during posted operating hours. No access is permitted outside operating hours. Residents must notify JLHOA staff before accessing the park through the "Direct Park" shared walkway.

Lake Walkway Membership

Applies to Jensen Lakes properties whose lots back directly onto a shared private walkway, as indicated on the encumbrance on title. Access to the beach, lake, park grounds, multi-sport court, and any other JLHOA-owned amenity is permitted through the Resident Access Gate in the main parking lot and the shared walkway with a shared dock access point during posted operating hours. Outside operating hours, access is limited to the shared walkway only. No other

JLHOA-owned amenities may be accessed after hours. Residents must notify JLHOA staff before accessing the park through the shared walkway during operating hours.

Lake Shore Membership

Applies to Jensen Lakes properties whose lots back directly onto the lake with their own private dock attached to the property, as indicated on the encumbrance on title. Access to the beach, lake, park grounds, multi-sport court, and any other JLHOA-owned amenity is permitted through the Resident Access Gate in the main parking lot AND the privately owned dock attached to the lakeshore property during posted operating hours. Access outside operating hours is restricted to the private dock attached to the lakeshore property; no other JLHOA-owned amenities may be accessed. Must notify JLHOA staff before accessing the park from privately owned dock during park hours.

Membership, JLHOA Members & Guests

Membership Cards

For new or replacement membership cards, please contact the **JLHOA maintenance office**.

- Membership cards are **mandatory** for residents ages 12 and above to enter the park.
- Replacement membership cards are subject to a \$10 plus GST fee.
- Children 11 and under **must** be accompanied by a parent or guardian that resides in Jensen Lakes.

Non-Resident Guests

Each household may bring up to 6 non-resident guests per day, unless otherwise advised. Youth ages 12-17 are permitted to bring 2 guests.

- A guest is an individual who is above the age of 2, and is **not** a resident.
- Residents **must** remain with their guests in the park at all times. **No Exceptions.**

Please contact the **JLHOA maintenance office** to inquire about additional guests.

No Card, No Access

JLHOA staff may deny entry to any resident and/or guest without a valid membership card. Please refer to the No-Entry Policy.

Property Owners, Landlords, Tenants, and Entourage

Property Owners

Owners* legally hold title to the property in Jensen Lakes. An encumbrance is registered to every lot, assigning **mandatory** HOA membership fees to each property. Owners cannot opt out of the HOA membership and associated fees, as the encumbrance makes membership non-negotiable.

*Owners may or may not live in the community.

- To verify ownership, a proof of ownership (see below) must be provided to **Core Management**. Unregistered residents unable to provide proper documentation will not be admitted.
 - Purchase Agreement
 - Certificate of Title
 - Government issued photo ID

- Owners paying the annual HOA membership fees have the privilege of accessing the beach, lake, park grounds, multisport court, or any other JLHOA-owned amenity.

Entourage

Entourages are household members who live with the property owner and are eligible to receive extended membership privileges. These privileges may be granted by the property owner to a co-owner, as well as to immediate or extended family members residing in the home.

To help the JLHOA maintain an accurate record of all residents entering the park, we require a profile for each household member regardless of age. Please contact **Core Management** to inquire about updating your entourage.

Tenants

Tenants are residents who do not own property but reside in Jensen Lakes as renters. Tenant access to JLHOA amenities depends on the living arrangement with the landlord:

- **If the landlord lives in the same Jensen Lakes property as the tenant**, both the landlord and the tenant **share membership privileges**. The tenant's access remains valid only for the duration of the lease.
- **If the landlord lives elsewhere**, the landlord **relinquishes their own membership privileges** and fully transfers those privileges to the tenant(s) for the duration of the lease.
- Homeowners who rent out their Jensen Lakes property may transfer their park privileges to their tenants, allowing tenant access to the beach, lake, park grounds, multi-sport court, and all other JLHOA-owned amenities. The property owner remains responsible for all JLHOA fees, regardless of whether privileges are shared or transferred.
- To complete the transfer, homeowners must submit a **Tenant Transfer Form** and **Membership Form** to both Core Management and JLHOA staff. Property owners are responsible for informing tenants of all JLHOA Rules & Regulations. If tenant information changes, homeowners must notify **JLHOA staff and Core Management** as soon as possible.

Nanny/Babysitter/Caregiver Policy

- Caregivers who are unregistered or unable to provide proper documentation will not be admitted. These individuals are **not eligible** to receive a membership card and have limited access to JLHOA amenities. Please contact **Core Management** for any inquiries.
- Non-resident caregivers, including nannies and babysitters, may access the park **only if**:
- The individual is under the property owners entourage list.
 - The homeowner must email the **Core Management or JLHOA maintenance office** to request registration and provide a government issued photo ID.
- At check-in, the caregiver must state full name and property address.

Pre-Possession Membership Passes

Owners awaiting completion of their home may purchase a **Pre-Possession Pass**, valid for 30 days, with limited membership privileges extended to residents living at the property. Passes may be repurchased as needed until possession is taken.

- Upon possession, the property owner will be invoiced a **pro-rated permanent membership fee** for the remainder of the current year. Only one pass is required per household, and all passes are **non-refundable**.
- It is the responsibility of the homeowner to inform the HOA of their possession date.

Please contact **Core Management** about obtaining a pre-possession pass.

Lake Access Walkways & Private Docks

Shared lake access walkways and their associated shared dock access points are reserved exclusively for Lake Walkway Access homeowners and their entourages. These areas are not open to Standard Membership. Please be courteous, respectful, and considerate of neighbouring properties and other users when accessing these spaces. Private docks are reserved exclusively for the homeowner and their entourage associated with that property.

Permanent or Semi-Permanent Structures

- Any permanent or semi-permanent structure must be reviewed and approved by the JLHOA before installation. Unauthorized structures may be removed at the owner's expense.

Storage of Watercraft and Personal Items

- Storage of watercraft or personal items is strictly prohibited on walkways and shared docks, including overnight. All watercraft must be removed immediately after use. Items left unattended or abandoned on shared docks will be removed and placed in Lost and Found.

Fishing Restrictions

- Fishing from shared docks is prohibited due to limited space and safety concerns. This rule protects residents from tripping hazards, line entanglement, and accidental contact with hooks or equipment. Fishing is permitted only at designated fishing pier or from resident watercraft in open water.

The following are NOT permitted at any time within lake access walkways or on shared or private docks:

- Glass items or bottles
- Alcohol
- Pets off-leash (leashed pets are permitted, but not in the water or on watercraft or frozen lake surface)
- Smoking of nicotine or cannabis products, including e-cigarettes and vaporizers
- Open flames or fires
- Fireworks

The Maintenance Building & Resident Washrooms

Maintenance Building

The maintenance building is **ONLY** for authorized JLHOA staff.

Due to limited capacity of storage space, the JLHOA maintenance building will not store resident personal belongings

Resident Washrooms

Washrooms are located on the east side of the maintenance building and have been designed for resident access directly from the exterior of the building. Change tables for infants are located in each washroom, along with sanitary napkin receptacles.

There are no change rooms located onsite—so please come prepared (i.e., swimsuits on).

Lost and Found

Any items found or left at the beach, lake, park grounds, multisport court, or any other JLHOA-owned amenity will be held in the JLHOA Lost and Found at the maintenance building.

To keep our facilities tidy and ensure items are returned promptly, we will hold all items for **one week** and any unclaimed items will be donated.

Please contact the **JLHOA maintenance office** about lost and found items.

Fertilizer

To protect the health of the lake and preserve water quality, the use of **all fertilizers, pesticides, and weed treatments** is strictly prohibited on **all Jensen Lakes properties and private walkways**. This ban applies to both **chemical and organic products**.

Fertilizers, whether synthetic or organic, contain nutrients that can wash into the lake and trigger harmful algae blooms such as blue-green algae and excessive vegetation growth. These conditions degrade water quality and disrupt the balance of the lake ecosystem.

USE OF FERTILIZER IS STRICTLY PROHIBITED FOR ALL JENSEN LAKES PROPERTIES AND WALKWAYS

The Lake

The JLHOA is responsible for the management of a private, 22-acre lake reaching depths of up to 10 meters. This lake constitutes a primary community asset, offering residents a regulated and responsibly maintained recreational resource. All after-hours lake use is **strictly prohibited**.

Swimming is permitted within the **Designated Swim Area** during operating hours. Swimming outside this area carries additional risk due to potential interference with anglers and watercraft. Swimming after dark is **strictly prohibited** for safety reasons. The swim zone is monitored for water quality and visibility; however, there are no lifeguards on duty, and all lake use is at your own risk.

To ensure a safe environment for all residents and guests:

- Residents must act in a safe and responsible manner while using lake amenities. Jumping or diving from docks, piers, or JLHOA-owned watercraft is not permitted at any time.
- Swimming outside the designated swim area is strongly discouraged due to reduced visibility, lack of supervision, and potential interference with anglers and watercraft.
- Watercraft are not permitted within the designated swim area.
- Motorized watercraft are not permitted on the lake, except for JLHOA-owned vessels and approved contractors.

- All resident watercraft must be launched from the designated resident boat launch (refer to park map).
- Fishing from personal non-motorized watercraft is permitted but must occur outside the swim zone.
- Pets are not allowed in the lake, on watercraft, or on the ice during winter.
- Lake access may be temporarily closed due to weather, maintenance, water quality, or safety concerns. Updates will be shared through official JLHOA communications.
- Any injuries, unsafe conditions, or suspicious activity must be reported to the JLHOA maintenance office by email or phone.
- Failure to comply may result in temporary suspension depending on severity and may result in escalated disciplinary action.

Watercrafts, Waivers & Life Preservers

The JLHOA provides watercraft, paddles, and life preservers during the summer season. Any JLHOA owned watercraft or resident owned watercraft is strictly prohibited from the **Designated Swim Area** due to safety concerns. All users **must** follow instructions from JLHOA staff, no exceptions.

- Residents can rent a watercraft at our **JLHOA Boat Rental Dock**.
- Resident Owned Watercrafts must be launched from the **Resident Boat Launch**.

Life Preservers

The JLHOA provides life preservers, however, residents are encouraged to bring their own as the JLHOA has a limited number.

LIFE PRESERVERS ARE MANDATORY WHEN USING JLHOA OWNED WATERCRAFTS

Failure to comply may result in temporary suspension depending on severity and may result in escalated disciplinary action.

JLHOA Owned Watercrafts (Life Preservers - Mandatory)

Available on a first come, first served basis to residents ages 16 and above. Available from June through September.

- Located at the **JLHOA Boat Rental Dock**
- Weather and staff permitting, open from 11:00 AM – 8:00 PM (last call at 7:30 PM).
- Rentals may close due to winds over 20 km/h or Air Quality Index above 7.
- The annual **Watercraft Liability Waiver** must be signed and submitted prior to watercraft use by a resident member 16 or older.
- All equipment must be returned in good condition at the JLHOA Boat Rental Dock.
- Jumping or diving from JLHOA owned watercraft(s) is not permitted at any time.
- Residents are responsible for reimbursing any damage to JLHOA owned equipment.

Resident Owned Watercrafts (Life Preservers - Not Mandatory)

Residents are permitted to bring their own watercrafts under the conditions below.

- Launch only from the **Resident Boat Launch** (*located beside fishing pier*)
- No gasoline powered, battery-operated, or electric watercrafts.
- No docking or storing at shared docks or walkways.
- Watercraft(s) must be cleaned before launching to protect lake water quality.

- Lifejackets are strongly recommended for all users.

Beach, BBQ's & Picnic Shelters

Picnic Shelters and park BBQs are available on a **first come, first served basis** for residents **ages 14 and older**. The picnic shelter (gazebo) may be roped off in advance for approved outdoor bookings; at all other times, it remains first come, first served. Residents are expected to be courteous and share the space with others. Any items left **unattended for more than one hour** in beach areas, BBQ zones, or shelters may be removed by JLHOA staff and held at the Maintenance Building for pickup.

- Only charcoal briquettes may be used in the fixed BBQs (not provided).
- Firewood is not permitted anywhere in the park.
- Portable propane BBQs and stoves are permitted; propane tanks must be 20 lbs or less and appliances must be CSA-approved.
- Gasoline and other accelerants are prohibited. Only standard lighter fluid or fire-starter cubes may be used.
- Residents must clean the BBQ after use and dispose of charcoal in the designated JLHOA BBQ disposal bin located by the maintenance building's double doors.
- During municipal or provincial fire bans, only propane appliances are allowed. Charcoal is prohibited during fire bans, and firewood is prohibited at all times.
- **Items Not Permitted Anywhere in the Park**
 - Glass
 - Alcohol
 - Pets
 - Smoking / Vaping (nicotine, cannabis, e-cigarettes, vaporizers)
 - Firewood
 - Bikes, scooters, rollerblades, e-bikes, and similar wheeled devices

Outdoor Bookings

Residents may reserve designated outdoor amenities such as the gazebo, canopy, or bouncy castle for private events. Bookings are reserved for a minimum 3 hours.

All rentals are subject to inspection and standard JLHOA rental terms. To inquire or make a reservation, please check out the JLHOA website for more details.

General Fishing Rules & Regulations

The following rules are established to ensure the safety and enjoyment of all Jensen Lakes residents. Please review them carefully before fishing at Jensen Lakes. Comprehensive fishing regulations, including detailed guidelines and seasonal restrictions, are available on our JLHOA website.

- **Eligibility**
 - Membership cards are mandatory. **No Exceptions.**
 - Residents must be in good standing with the JLHOA (i.e. all fees paid and no rule infraction warnings on file).
 - Guests are not permitted to fish without a member present.

- **Equipment Guidelines & Restrictions**

- **Single barbless hooks ONLY. No treble hooks.**
- Only one rod is permitted per person.
- **ALL** bait is strictly prohibited. No live bait, no power bait, food (including bread), or any bait of any kind are prohibited.
- Led weights, casting nets, and/or unattended lines are prohibited. Unattended equipment may be confiscated.
- Fly fishing is not permitted on the fishing pier. Fly fishers are required to fish in open water with their own watercraft.
- Care must be taken to release the fish safely back into the water.
- If a fish is not expected to survive, it must be removed from the lake and disposed of off-site and a JLHOA staff member must be notified.
- No gutting of fish is permitted on park grounds.
- JLHOA staff reserve the right to inspect fishing equipment and containers for prohibited items which may result in the confiscation of the items.
- Access and closure restrictions must be adhered to for the safety of all residents and staff (visit www.jensenlakeshoa.ca for current seasonal restrictions and closures).
- Instructions from the JLHOA staff must be followed while on the premises.
- The JLHOA may change these rules without posted notice.

2. Catch-and-Keep

All 'General Fishing' Rules still apply while participating in Catch-and-Keep along with the following:

- All participants must be 18 years or older to be eligible.
- "Catch & Keep" will allow households to bring home 6 fish per month, with a maximum of 2 per day.
- Eligible members wishing to participate in Catch-and-Keep, must have their "keep" inspected and logged by the JLHOA staff.
 - Participants 17 and under must register their catch with an adult in order to "keep" the first.

Residents are encouraged to report and contact the **JLHOA maintenance office** for any dead fish or wildlife.

Respectful Environment / Code of Conduct

JLHOA staff enforce a strict **no verbal abuse policy** and **no-entry policy**.

- Staff will not engage further with any visitor or resident who displays aggressive and/or disrespectful behavior.
- JLHOA staff is committed to ensuring that all residents and guests have a safe and enjoyable experience.
- Residents and guests must refrain from disrespectful behavior towards other residents, guests, and the JLHOA staff.
- Violation of any of the JLHOA Rules & Regulations may result in immediate removal from the park, and/or loss of access privileges.
- All trash, waste, and debris must be disposed of in the trash cans in the park. Disposal of any trash or debris, including, without limitation, any toxic or dangerous substances, in the lake is strictly prohibited at all times.

Jensen Lakes Beach Club Construction Timeline

The construction timeline for the Jensen Lakes Beach Club remains undetermined and is reviewed annually. At this time, the JLHOA's primary budget focus is on maintaining and operating the lake, park grounds, and existing amenities. Construction of the Beach Club will proceed once the JLHOA is financially prepared to support the ongoing operational costs of the new facility. Progress updates will be shared through the HOA newsletter, website, and official communications.

Please contact **Melcor Development Administration** for development inquiries.

Disclaimer: *The Jensen Lakes Homeowners Association makes no representations or warranties, express or implied, regarding the accuracy or completeness of this information. The Association, its directors, affiliates, and property managers shall not be liable for any damages, losses, or expenses arising from the use of or reliance on this document. April 30, 2026.*