Jensen Lakes

Last Revised: August 26, 2026

Request for Street to Private Walkway Access Policy

Jensen Lakes Homeowners Association (JLHOA) Policy Statement

The Jensen Lakes Homeowners Association is a non-profit organization responsible for the maintenance and upkeep of Jensen Lake and all JLHOA-owned amenities. All JLHOA policies are created to protect the exclusivity of these amenities for Resident Members while upholding the core principles of **safety, fairness, and shared responsibility.** These principles guide how the Association maintains shared spaces, communicates expectations, and ensures that residents, guests, vendors, and community partners use the amenities in a safe and respectful manner.

1. Purpose

This policy governs requests for temporary access from public streets onto private walkways for rear yard landscaping. Private walkways are shared community amenities and are not designed to support heavy loads, equipment, or repeated stress. Improper use can cause damage and disrupt neighbouring properties.

2. General Restrictions

Private walkways are shared community amenities maintained by the Jensen Lakes Homeowners Association and funded through member assessments. As a shared infrastructure, the Association has a responsibility to protect the walkways from damage and ensure they remain safe and accessible for all residents.

Private walkways cannot safely support heavy loads or constant stress. Access may also interfere with resident's use of the shared amenity and create risk to adjacent properties. For these reasons, street-to-private-walkway access is strictly limited and permitted only under exceptional circumstances.

3. Request, Review and Approval

Residents may submit a request for access to Jensen Lakes Management for review; however, approval is not guaranteed.

Requests will only be approved when the proposed work can be completed without unreasonable risk to the walkway or neighbouring properties.

All requests are evaluated case by case to protect shared infrastructure and minimize disruption to residents.

4. Damage Deposit Requirement

If a request is approved, the resident must provide a $7,000 damage-deposit cheque prior to any access being granted. The deposit will only be cashed if damage occurs to the private walkway or neighbouring properties. The resident is responsible for any repair costs exceeding the deposit amount.

The $7,000 deposit balance is returned if no damage occurred, or if repair costs are less than $7,000 after the required amount has been deducted.

The resident may use their own contractor to complete the required repairs, subject to HOA approval of the repair scope. If the resident does not arrange the repairs, the HOA can coordinate the work at industry-standard rates, with applicable administration fees charged to the resident.

5. Submission Requirements

To submit a request, residents must email **info@jensenlakeshoa.ca** with the following information:

- Landscape Plan/Design
- Type and scope of work
- Location and intended path of travel
- Equipment involved
- Timeline and any relevant details

Incomplete submissions will not be reviewed.

6. Enforcement

Unauthorized access to private walkways may result in fines, recovery of damages, and suspension of amenity privileges as permitted under HOA bylaws.