



REGULATIONS & GUIDELINES

MHOA BOARD approved December 2, 2024

The Mahogany Homeowners Association (MHOA) facilities are for the exclusive use of Mahogany residents and their guests. It is the intent of MHOA to maximize the enjoyment and safety of all members who use these facilities. The following Regulations and Guidelines have been established, and MHOA reserves the right to change and add to the Regulations and Guidelines without notice when necessary. These regulations are applicable to all members, families and guests.

MHOA and its employees have the right to suspend access to the MHOA managed private facilities and amenities of the community for non-compliance with any Regulations or Guidelines of MHOA.

MEMBERSHIP

- An encumbrance is registered against the property of the homeowner to secure an annual rent charge (Encumbrance Fee). Encumbrance Fees are obligatory for all properties.
- Encumbrance Fees are due on January 1st of every year and are payable to the “Mahogany Homeowners Association” or “MHOA”. Encumbrance fees are released by November 5th via Ivrrnet Central. They may be paid by cheque and mailed to the Mahogany Beach Club located at 29 Masters Park, Calgary, AB T3M 2C1, or directly by debit payment during hours of operation at the Mahogany Beach Club, or online by credit card when accessing the secure member web portal.
- A Member is as defined in the Bylaws of MHOA:

“Member” means a subscriber to the Bylaws named in Schedule “A” to the Bylaws or the Developer until any of whom resigns, Homeowner Member, Family Member, Associate Member and Voting Member, and “Members” means collectively all of the subscribers to the Bylaws named in Schedule “A” to the Bylaws (or those of them that have not resigned), the Developer (until it resigns) and the Homeowner Members, Family Members, Associate Members and Voting Members.
- Members will be issued a membership credential to demonstrate they are in good standing for access to MHOA facilities and MHOA parks.
- **Each member must scan their membership credential upon entry to the Mahogany Beach Club and MHOA parks or when exiting the parks (the security system will lock down the card for the day if not used properly).**
- The park entrance gates automatically lock down outside of park hours. The park is open from 9:00 AM to 10:00 PM.
- Membership credentials are not transferable.

ISSUING MEMBERSHIP CREDENTIALS

- The Mahogany Beach Club Parks and Facilities are for the use and enjoyment of all Mahogany residents and their guests.
- The registered owners of an eligible property must bring their Certificate Title and government issued photo ID with the current address to the Mahogany Beach Club. Individuals who are registered on title and are residents of Mahogany, are then entitled to a membership credential. If the owner does not reside in Mahogany, their lake and Beach Club access privileges are then transferred to the current residents/tenants of the registered property, who also need to provide rental lease and government issued photo ID with current address.
- When renting the property, a copy of a current lease/rental agreement is required from the property owner. In the absence of a lease/rental agreement, a Transfer of Privileges form must be filled in by the owner. Tenants must show proof of residency (e.g. government issued photo ID with the current address) to receive their credentials.
- Adult children, boarders and nannies or care givers 18 years of age or older and living in a Member's residence may be issued credentials subject to periodic review. Before a membership credential is issued, they will be required to show proof of Mahogany residency (e.g. government issued photo ID with the current address) and the registered Owner Member's consent is required.
- Nannies or other care givers 18 years of age or older and not residing in a Member's residence may be issued credentials subject to periodic review. Before a membership credential is issued, they will be required to provide written confirmation of employment (e.g. employment contract) from the registered Owner Member.
- Membership credentials are automatically updated through MHOA's computer system once payment has been received.
- With parents or guardians' consent and appropriate date of birth verification, membership credentials can be issued to Members' children who are 12 years of age or older.
- Membership credentials remain the property of the MHOA, and the MHOA may close access privileges if the cardholder breaches any of these Regulations and Guidelines.

GUESTS

- Members 16 years of age or older, are permitted 4 guests each or a household limit of 8 guests. Members' children 12 years of age but under 16 years of age, may take up to 2 guests into MHOA parks who are non-Mahogany residents and are 12 years of age or older.
- Members must always sign guests in at the Mahogany Beach Club or the West Beach main security gate. The member is required to sign out all guests when leaving the facilities.
- If you are planning a gathering of more than the 8-guest household limit, you are required to reserve a beach picnic space on the MHOA website a minimum of 1 week in advance. You will be required to complete an MHOA form listing the names of all guests. Any guests not on the form will have to be signed in by the Member. There is a maximum of 40 guests allowed for these bookings, including all residents and children.
- Guests cannot be admitted until the Member has entered a MHOA park.
- Members will assume full responsibility for their guests and their guests' actions at all times while in MHOA parks and facilities.

LAKE & BEACH PARKS

- Red and Green Flags – Both parks have either a green flag or red flag flying at all times.
 - Red Flags means DO NOT access or use the lake areas.
 - Green Flags means it is safe to use and you may enter the lake.
- Members must carry their credentials to enter and exit the MHOA facilities through the security gates or Mahogany Beach Club.
- Any Member's child under the age of 12 must be accompanied at all times by a Member 16 years of age or older.
- MHOA does **not** provide supervision or lifeguards. **The MHOA is a "Use at Own Risk facility & park"**. Members and guests are responsible for their children at all times. Members and guests acknowledge that all MHOA parks and facilities are Use At Your Own Risk. There is no admittance to MHOA parks or lake use after posted park hours.
- Members need to be aware that there is a rock berm leaving the beach areas to prevent the beach sand from sliding down the slope and to alert swimmers to the 7-metre slope drop off to the lake. Please use caution when crossing these submerged berms.
- Diving from MHOA boating docks or fishing dock is not permitted. MHOA floating island docks have been provided for diving.
- Inappropriate language and rambunctious or unsafe behavior will not be tolerated in all parks and facilities.
- Smoking or vaping of any substance, including prescription cannabis, is not permitted in MHOA parks & facilities
- Alcoholic beverages, cannabis and non-prescription drugs are not permitted in the MHOA parks & facilities which includes the lake. Management reserves the right to inspect all containers, bags, coolers, etc. and request a member to leave the facilities for infractions to the Regulations and Guidelines.
- Glass containers are not permitted in MHOA parks.
- No food or beverages are allowed in the gym.
- Indoor non-marking shoes only are allowed in the gym.
- Bicycles/scooters/rollerblades/skateboards/motorized equipment are not permitted in MHOA parks with the exception of designated skate areas and must be stored in the bicycle racks provided.
- MHOA will not take any responsibility for personal property taken into MHOA parks. Use At Your Own Risk.
- Pets, with the exception of guide and assisted living dogs, are not allowed in MHOA parks or other MHOA controlled amenity areas, in boats, in the lake or on the lake ice in winter.
- Use of boogie boards or similar recreation equipment on the beach areas is at the discretion of management.
- Open fires are not permitted. Only briquettes may be used in the BBQs provided for cooking.
- The gas fire pits are on timers.
- Hockey sticks and pucks may be used on the designated lake ice rink and boarded rink only.
- The ice track is for pleasure skating only.

- The use of motorized vehicles in MHOA parks, other than motorized wheelchairs and motorized vehicles and equipment operated by MHOA, is not permitted.
- First aid stations are available at the Mahogany Beach Club and West Beach during staffed hours of operation as well as phones for Member use at both locations. If MHOA staff members are not on site, please call 911 immediately and stay clear of the accident area. Use At Your Own Risk.
- **There is no admittance to MHOA parks or lake use after posted park hours. This includes all island, lakeside and lake access residents. (Hours of operation are subject to change and posted online at www.mahoganyhoa.com).**
- Members must be present in MHOA parks at all times while their guests are using the parks.
- MHOA reserves the right to limit the number of guests and to refuse guests access to MHOA parks and facilities.

TENNIS COURTS

- Tennis courts are to be used for tennis or pickleball only.
- Soft soled non-marking tennis shoes only – no street shoes; no wheelies.
- No chairs and other hard objects are permitted on the courts.
- The courts are available on a first come, first serve basis, or you can reserve up to 7 days in advance on the MHOA website. No same-day bookings will be accepted.
- Use of the courts is to be restricted to 45-minute periods during busy times, unless a formal instruction program authorized by management is scheduled. Any such formal instruction programs shall have priority use of the courts.

HOCKEY RINK

- The hockey rink is to be used for hockey or ringette in the winter and skateboarding or basketball in the summer only unless otherwise posted.
- Chairs and other hard objects are not permitted on the rink.
- The rink is available on a first come, first serve basis.
- Use of the rink for informal hockey matches is to be restricted to 45-minute periods during busy times, unless a formal instruction program authorized by management is scheduled. Any such formal instruction program shall have priority use of the rink.

LAKE ACCESS WAYS AND OTHER CONTROLLED ACCESS PRIVATE AMENITY AREAS

- Beach access or lake access ways are for the sole use of the homeowners backing onto the beach or lake access lots immediately adjacent to the private access ways and other estate lot homeowners who are entitled to credentials to the access way pathways.
- The hours of operation and the rules that apply throughout MHOA parks & facilities including, no pets, no glass, no alcohol, also apply to the access ways.
- No private property is to be stored on any lake access way, or on MHOA property.
- Access way docks are the property of MHOA and are not to be altered or added to in any way.
- Temporary structures cannot be left on the dock, or on MHOA property.

- Only boats can be secured to the access way docks.
- Boats, flotation devices, floating trampolines, and other structures cannot be secured to the fence or any part of the shoreline.
- Member private boats and flotation devices cannot be secured to the MHOA docks overnight, Any Member private boats and flotation devices left unattended during posted park hours while secured to these MHOA facilities will be the Homeowner Member's liability and left at the Member's risk.

NON-POWERED WATERCRAFT

- Members wishing to sign out a boat must register at boat kiosks at the Mahogany Beach Club or the West Beach Park's main gate.
- **Paddleboards:** Max 2 per cardholder (e.g. Must be 16 years or older and have signed Boat Consent Form). Max 4 paddleboards per household at a time.
- **Green Kayaks:** Max 2 per cardholder (e.g. Must be 16 years or older and have signed Boat Consent Form).
- **Pedal & Row Boats, 2-Person Kayaks:** Max 2 per cardholder (e.g. Must be 16 years or older and have signed Boat Consent Form). Max of 2 boats per cardholder at a time (e.g. Must have 2 adults and are both on a separate boat).
- Guests of residents are not permitted to rent out their own boats. They must be on a boat with the resident who brought them. Guests can go on their own paddleboard if their accompanying resident is on the other paddleboard.
- Members under 16 years of age are not permitted the use of any boat unless accompanied by another Member 16 years of age or older.
- Transport Canada requires that one CSA approved personal flotation device or lifejacket of appropriate size for each person on board be worn on all boats while using the lake. **In addition, MHOA requires that all Members and guests must wear an approved flotation device or life jacket, properly done up, at all times while on the water on privately owned or HOA owned boats, pedal boats, kayaks, paddle boards or inflatable rafts.** MHOA is not responsible for any incidents arising from non-compliance. Use At Your Own Risk.
- No boats will be allowed out 1.5 hours prior to closing and all equipment must be returned ½ hour prior to closing.
- Due to high demand, row boats, pedal boats, kayaks and paddle boards may only be signed out for a 1-hour period. If Members exceed the 1-hour period or do not return the boats to the original boat staging location, boat privileges may be suspended for a period of time.
- No jumping and swimming from boats.
- Boats may only be tied up to boat docks. Do not pull boats up onto the rocks or onto the beach.
- When potentially hazardous weather conditions such as lightning, high winds, and storms exist, all swimmers, boats and other water recreation equipment must come ashore immediately. When the park is staffed a flag system will be used to alert Members to hazardous conditions. Green is for standard conditions. Red is for hazardous conditions.
- No boat or other water recreation equipment shall be operated in a manner deemed unsafe by management.

- Any equipment that is damaged or considered unsafe should be returned to the dock and beach staff notified immediately.
- Boats including sailboats and windsurfers are not allowed inside the white buoy system in the swimming area between the rock berm and the beach.
- Other than for the maintenance boat and any emergency service boats, the use on the lake of motorized watercraft including the use of electric trolling motors is not permitted on the lake.
- Remote Control boats are permitted at the owners' own risk. Small, RC battery-powered boats are permitted only. Please do not use in designated swimming areas.
- Lake shoreline and access way residents are able to use boats and watercraft on the lake but are limited to kayaks, canoes, row boats, paddle boats, pedal boats, small sailboats, wind surfers, tethered water trampolines and slides. No home-made craft or home-made floating docks and platforms are permitted. Use At Your Own Risk.

FISHING RULES

- Other than fishing by boat on the water, Mahogany Members and their guests can fish from shore in managed designated locations from the fishing marina dock, the estate area private access walk docks for members living in the reserve areas, or additional locations which management may designate in future years. Lake and island lot owners may fish from their own private docks and reserve lot owners from their Lake Access Walk private docks. While fishing from the Mahogany Beach Club fishing dock or from a MHOA owned boat, members register at the boat kiosk. While fishing from designated shore locations outside of the Mahogany Beach Club park, from the water by private boat or in an HOA designated winter ice fishing location, each Member must have their credentials available for access.
- Catch and release is encouraged; however, for those members wishing to take home a rainbow trout, the daily creel limit is two (2) fish per Member with a monthly household limit of twelve (12) fish per residence. All fish caught by guests will be included in the Member's creel limit.
- Members must register the number of fish caught including those caught by their guests before leaving the MHOA park. This can be done at the boat kiosk when open for the season or at the Mahogany Beach Club main office on the upper floor. Lake lot, island lot and access way Members should advise the Mahogany Beach Club office of the number of fish caught by calling 403.453.1221 or emailing reception@mahoganyhoa.com the same day. Be sure to include your address when emailing your creel catch. If other members forget to let the boat kiosk or office staff know the number of fish removed from the lake prior to leaving the MHOA park, they are encouraged to email in their creel catch as well.
- Annual stocking will be based on the number of fish reported removed from the lake by members and guests so it is extremely important to ensure you report your daily catch if there is to be a healthy fishing program in future years.
- Winter ice fishing is permitted in MHOA designated areas only (Location details will be available each winter on the member web portal).
- Fishing is permitted with reel and rod only. Live bait or nets cannot be used to catch fish.
- Only single barbless hooks may be used for fishing; maximum one hook per fishing line.
- Cleaning of fish is not permitted at MHOA parks and facilities or in MHOA owned boats.

- Unattended fishing lines are not allowed off any docks including privately owned docks, access way docks or the fishing marina dock at the Mahogany Beach Club.
- Members and their guests are permitted to fish with only one active line per person in the water.

The Mahogany Homeowners Association has established these Regulations and Guidelines for the benefit and enjoyment of all members while using MHOA facilities. Thank you for your cooperation in respecting these Regulations and Guidelines.

If you have any questions or inquiries, please call 403.453.1221 or send us an email to info@mahoganyhoa.com. To register for the Member Web Portal, please visit <https://central.ivrnet.com/mahogany/>.