

Wintergreen Woods Water Utility Ltd.

Accessory Dwelling Unit (ADU) Policy

This policy addresses requests for adding Accessory Dwelling Units (ADU) to Wintergreen properties by existing Wintergreen Woods Water Utility members in good standing.

This policy was drafted and approved by the membership at the Annual General Meeting April 27, 2011. Any pre-existing ADU's constructed on Wintergreen properties prior to April 27, 2011 are not obliged to meet the requirements or submit fees in accordance with this policy.

The WWWU ADU Policy states:

1. All requests for new ADU's must be presented to the WWWU Board of Directors and approved by a board majority vote.
2. The Board approval will be made in writing signed by the WWWU Operations Manager.
3. An ADU shall be defined by and meet the criterion as described in the Rocky View County Accessory Dwelling Unit Document.
4. Members of Wintergreen Woods Water Utility shall pay to the Wintergreen Woods Water Utility an initial buy-in fee of an amount equal to 50% of current new-build buy-in amount for the applicable year.
5. All Wintergreen Woods Water Utility members with ADU's shall pay two full annual fees in accordance with the amounts established in the applicable year – one for the main property and one for the ADU.
6. Any issues resulting this policy shall be addressed directly to the WWWU Board of Directors.
7. Non-compliance with this policy may result in interruption or suspension of water services to the property.