



COMMUNITY OF SUN RIVERS

WELCOME PACKAGE

Community of Sun Rivers Owner Association
Office: c/o Team Approach Property Services
101-1121-12th Street
Kamloops, BC V2B 8A7
Email: karri@teamproperties.ca
Website: mysunrivers.com

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Welcome to Sun Rivers!

We're delighted you've selected Sun Rivers as your new community! We strive to make your experience here enjoyable and memorable. For your convenience, here is a list of the important information you need to know about your new neighbourhood.

MySunRivers.com – Your Community Connection

To help keep you informed, we update mysunrivers.com regularly with:

- Community info, maps, directory, bylaws, news updates, events, forms, classifieds, and FAQs
- This is your number one source of up-to-date information on Sun Rivers!
- We send out community **newsletters** to help keep you in-the-loop, so be sure to **sign up via the [home page](#) if you haven't filled out our contact sheet.**

Join the conversation and tag us in your posts on **social media**:

- Facebook.com/SunRiversResort
- Instagram.com/sun_rivers
- Twitter.com/sun_rivers

Are you a photographer? We love to see and share community photos! Please submit your images to info@teamproperties.ca to be featured on our website & social media!

Community Contact

Should you have any questions or concerns please email us at: karri@teamproperties.ca
Welcome to Sun Rivers, we wish you many happy years in your new home!

CSROA Directory

Sun Rivers is a flagship residential golf community embracing a quality lifestyle including wellness, recreation, entertainment, and business opportunities attuned to modern day activities. Maximizing the spectacular setting afforded by the southern location and the dramatic backdrop, Sun Rivers reflects an enriched resort lifestyle. Our mission is to ensure a high level of community standards including environmental sustainability, safety and security, and service excellence which includes social, educational and wellness activities.

Board of Directors

The Board is responsible for decisions that affect the entire community of Sun Rivers. More information on the Board of Directors and their contact info can be found at mysunrivers.com/meet-the-board/

CSROA Committees

Several residents of Sun Rivers advise and act on Community Committees that help with strategic decisions for CSROA. If you would like more information, please visit contact us to discuss where you can assist. We're always welcoming new volunteers on our committees or events, so if you'd like to get more involved, please reach out to us at karri@teamproperties.ca or sign up at mysunrivers.com/csroa-volunteers

Neighbourhood Directory & Management

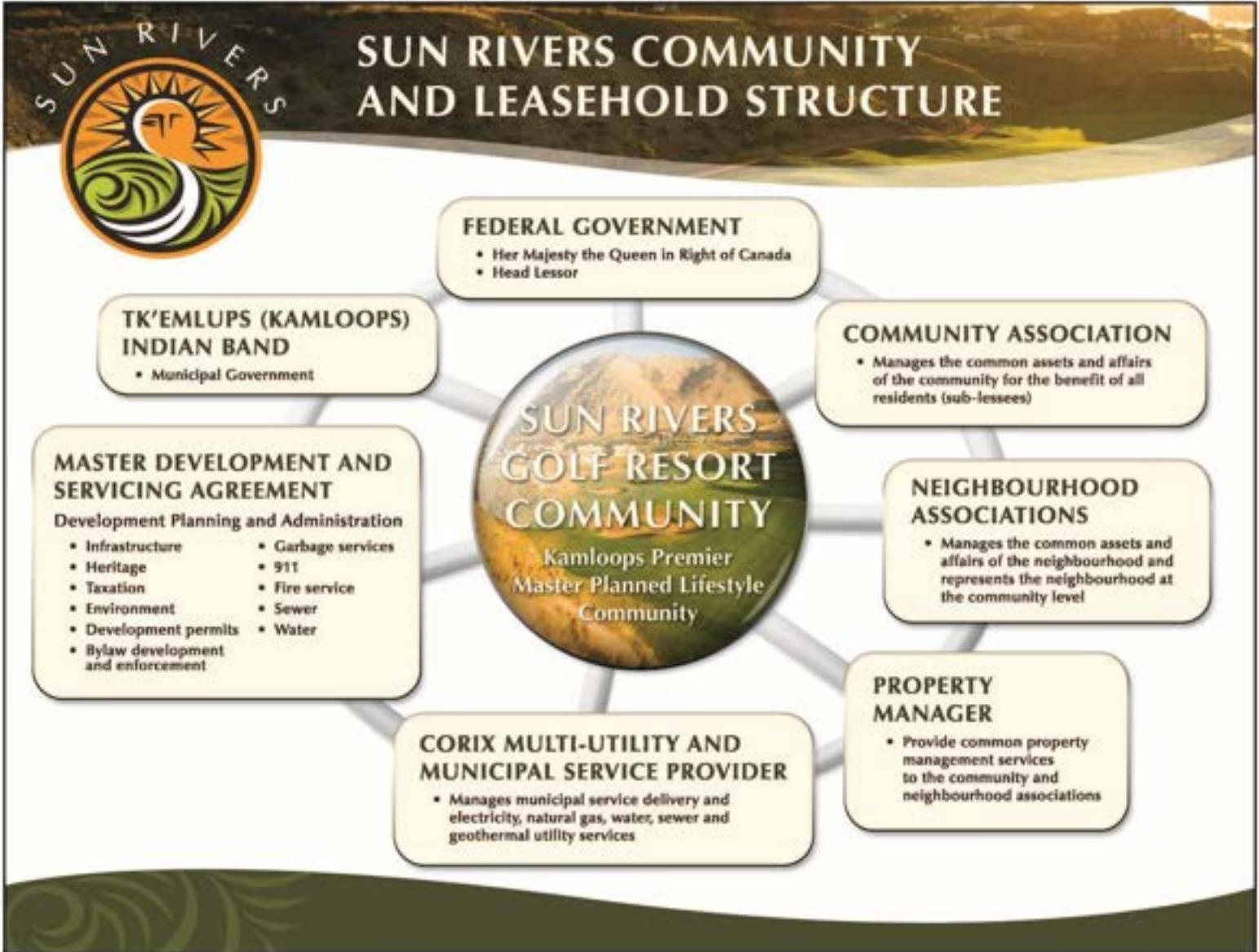
Each neighbourhood has a Board of Directors. The president of your neighbourhood association represents your neighbourhood as a member of the Community of Sun Rivers Owner Association. For a list of the neighbourhood presidents and their contact email, see mysunrivers.com/community-directory. Additionally, most neighbourhoods are professionally managed by a property management company. Contact information for these can be found on the same community directory webpage.

Leasehold Security

In 1995, Tk'emlúps te Secwépemc ("TtS") (formerly the Kamloops Indian Band) recognized an economic opportunity and voted by a landslide margin to allow a portion of its reserve lands to be surrendered to the federal government for leasing. Today this prime parcel of 460 acres overlooking the city of Kamloops and South Thompson River has become Sun Rivers, one of Canada's most innovative resort communities. The following points illustrate how the Sun Rivers' lease agreement works and why it is considered to be one of the most comprehensive and certain security interests ever established:

- The Crown (HER MAJESTY THE QUEEN IN RIGHT OF CANADA as represented by the Minister of Indian Affairs) has leased the lands to Sun Rivers Development Corporation under a Head Lease Agreement according to the Purchase agreement between Sun Rivers and Tk'emlúps te Secwépemc.
- A unique Master Development and Servicing Agreement governs how the land may be developed and ensures design and quality control in the development and servicing of Sun Rivers.
- One lump sum prepayment (lot price) reflects the full payment of the leasehold interest; no further lease payments are due during the 99-year term.
- Sun Rivers Development Corporation provides a sub-leasehold interest to purchasers in the form of a Homeowner's Agreement registered in the Federal Indian Land Registry in Ottawa.
- The lease is recognized by experts as one of the most comprehensive and secure leases ever established.
- The leasehold interest is approved by CMHC (Canada Mortgage and Housing Corporation) and eligible for high ratio financing.
- Taxation, access and the delivery of municipal services is clearly identified in the Master Development and Servicing Agreement. As the municipal government Tk'emlúps te Secwépemc has committed to the use of independent third-party assessment and taxation rates reasonably comparable to the City of Kamloops for similar levels of service.
- Tk'emlúps te Secwépemc is recognized as one of the most professional and progressive Bands in Canada.
- Tk'emlúps te Secwépemc has been in the leasing business since the 1960s and presently administers a leasehold portfolio valued at over \$200 million dollars.

Leasehold Structure



Utilities and Community Services

Local Government Services

Tk'emlúps te Secwépemc (TteS) is the local government presiding over Sun Rivers. The Administrative Building is located at:

200 – 330 Chief Alex Thomas Way
Kamloops BC, V2H 1H1
(250) 828-9700
info@tkemlups.ca



Property Taxes

Property assessments are completed by BC Assessment and are mailed out early each year. Tax notices are mailed out on July 2nd each year and are due annually on August 2nd. Payments can be made in person at the Accounts Receivable office, Finance Department, in the Secwépemc Building (Administration Building), by online banking or credit card, pre-authorized monthly payment or by mail to:

Tk'emlúps te Secwépemc
Finance Department
200—330 Chief Alex Thomas Way
Kamloops, BC, V2H 1H1

For any payment inquiries, please call 250-828-9861. More information can be found at tkemlups.ca/departments/lands-leasing-tax/property-tax/

Emergency Services

TteS works together with the City of Kamloops to provide municipal emergency services to Sun Rivers including police, fire and ambulance. In the case of a **medical emergency, fire or crime call 9-1-1.**

To report a non-emergency incident, contact the RCMP:
(250) 314-1800
599 Pow Wow Trail
Kamloops, BC, V2H 1H1
rcmp.gc.ca/detach/en/d/203

To report a **wildfire**, please call:
1-800-663-5555 or
*5555 from a cell phone

In the event of a **utility emergency** involving:

- Electrical
- Gas line
- Water or Sewer
 - **Call Corix Utilities 250-377-7757** or
- After hours: 1-855-244-7808
 - Visit corix.com/sun-rivers-resort/contact-us to report emergencies online

To report an incident involving **wildlife** (bears, big horn sheep, coyotes, etc.), contact:
Natural Resources Department BC Conservation Office
Tk'emlúps te Secwépemc 1-877-952-7277
250-851-1637
tkemlups.ca/departments/natural-resources/

Corix Utility Services



Corix Utility Services provides, operates, and maintains electricity, natural gas, water, sewer, and geothermal ground loop services. They also provide street cleaning and snow removal services, road repairs and maintenance, and streetlight maintenance. Each month you will receive one convenient utility bill. Payment can be mailed to the address indicated on your statement or you can set up automatic payments with Corix.

All homes in Sun Rivers are heated geothermally. The maintenance and repair of the geothermal system inside your home is your responsibility. Any issues with your system should be discussed with a qualified heating contractor or the installation company if your unit is under warranty.

If your contractor determines that the issue relates to the geothermal loop system located in your yard, contact Corix Utilities at:

1-877-788-7277
customercare@corix.com
corix.com/sun-rivers
Emergencies: 1-855-244-7808

Garbage & Recycling Services

Garbage & Recycling collection is provided by Tk'emlúps te Secwépemc. Collection days are:

Monday: 9th Green, Fairways, Mariposa, Rosewood, Sagewood, Trillium and The Pointe
Tuesday: all other neighborhoods except condominium buildings

Please ensure your garbage & recycling is placed at the edge of your driveway for pick up by **7:00 a.m.** on your scheduled pick-up day. There are no schedule changes for holidays. If there is a change of schedule for any reason, the TteS will notify you. For further information on recycling & garbage pickup, or to arrange for a garbage bin, please contact:

Rochelle Leonard, Public Works Foreman: **250-314-1570**

Bins in condominium buildings are located within the parking garages.

Recycling in a clear or blue bag is accepted for curbside pickup along with your garbage. **NO GLASS PLEASE!** A full list of items accepted for recycling is available online at: mysunrivers.com/wp-content/uploads/2019/07/Sun-Rivers-Recycling-2017.pdf

Telecommunications Providers

Telecommunications infrastructure is in place with both Telus and Shaw. Please contact them directly to make your own service arrangements.

Newspaper Delivery

Kamloops This Week publishes on Wednesday, with newspapers available for free at the red newspaper stand above the 18th fairway next to the mailboxes, at the base of the Club House parking lot. For other newspapers such as the Globe, Financial Post or Vancouver Sun, please contact them directly to make arrangements.

Landscaping, Community Garden & Yard Waste

If you live in an adult or multi-family neighbourhood gardening and landscaping services are arranged through your neighbourhood associations. Please check with your Neighbourhood Association if there are any landscaping restrictions within your neighbourhood. There watering restrictions within Sun Rivers are posted on mysunrivers.com/rules.

Community Garden plots are available for a seasonal fee and a deposit. Please contact the Team Approach Property Services for details. Belmonte community garden plots are also available to the residents of Belmonte. Please contact Kinetic Property Management for details.

Yard waste can be recycled at any recycling station in the City of Kamloops.

Businesses in Sun Rivers

Bighorn Golf



BIGHORN

On Behalf of our membership and our staff here at Bighorn Golf & Country Club, we welcome you to the neighborhood!

Bentgrass fairways, natural sand dunes and gently contoured greens meander seamlessly through a tranquil community and are surrounded by fragrant sagebrush. This par 71, 6,714-yard desert golf course offers five tee boxes in which to choose from, thus providing golfers of all skill levels enjoyment and challenge in their game. Created in 2005 by renowned golf course architects Graham Cooke and Wayne Carlton, Bighorn is an award-winning golf course to play.

We invite you into our golf shop to learn more about our Green Fees, memberships and new 'Players Club' options for you to enjoy right here in your neighborhood. Each year our Membership Drive starts off with an early bird sale in September & October and depending upon the winter open for the season mid-March.

During the season, we do many activities throughout the week, so members can play golf and socialize after at Masons Kitchen & Bar. Please call to learn more about our Monday Social Night, Ladies Night, Men's Night and our Senior Men's morning group. We look forward to seeing you on the links!

Bighorn Golf & Country Club 1000 Clubhouse Drive Kamloops, BC V2H 2T9
Pro Shop # 250-571-7888
proshop@golfbighorn.ca
golfbighorn.ca



Masons Kitchen & Bar is a place where Sun Rivers locals and friends can enjoy a well-crafted meal and beverage while taking in the stunning views of the Thompson Valley, overlooking the 18th fairway and the City of Kamloops. Masons hosts a variety of special events and can be reserved for banquets and meetings.

1000 Clubhouse Drive Kamloops BC V2H 1T9
250-828- 9404
masonskitchen.ca



COLDWELL BANKER
**KAMLOOPS
REALTY**

Coldwell Banker Kamloops Realty provides real estate buying and selling services to Sun Rivers and the Kamloops area. Our REALTORS® are most knowledgeable about the Sun Rivers Community and the lease structure. To

inquire about the latest developments in Sun Rivers stop by the Coldwell Banker Kamloops Realty Office or visit our website: cbkamloops.com for more info.

The office is located on Sun Rivers Drive, at:
1701 Sun Rivers Drive Kamloops, BC V2H 0A2
250-377-7722
cbkamloops.com

Community FAQs

For your convenience and quick reference, we have compiled a list of the most frequently asked community questions. If the answer you are looking for is not here, please email karri@teamproperties.ca or visit mysunrivers.com for more details.

As Sun Rivers continues to build out its master development plan, new phases and developments continue to be constructed. To stay informed on the latest construction updates, be sure to sign up for our [community newsletter](#).

General Information

Where do I find out about all things Sun Rivers?

View the community website mysunrivers.com for local news, community events, forms, neighbourhood contacts, classifieds and more. The main Sun Rivers website sunrivers.com offers information on new developments.

Who is the contact person for my neighbourhood?

A list of Neighbourhood Presidents can be found at mysunrivers.com/community-directory/.

Where do I find out who the Property Manager is for my neighbourhood?

A list of Property Managers by Neighbourhood can be found at mysunrivers.com/community-directory/.

How do I change my mailing address and/or get a key to my mailbox?

Contact Canada Post at 1-800-267-1177.

What do my CSROA community fees cover?

Events, activities, decorations, maintenance, and administration of the common property of the community including landscaping. For a full breakdown refer to the budget and financial statements approved at the Annual General Meeting. This information is also provided in the Annual Report located at <http://mysunrivers.com/meetings-minutes/>.

My streetlight is out, who do I call?

Corix Utilities 250-377-7757

When is garbage day?

Monday: 9th Green, Fairways, Mariposa, Rosewood, Sagewood, Trillium and The Pointe

Tuesday: all other neighbourhoods except condominium buildings

The days remain the same regardless of stat holidays unless otherwise notified.

Who picks up the garbage in Sun Rivers?

Garbage pickup is provided through Tk'emlups te Secwepemc.

How do I get my garbage can?

Rochelle Leonard, Public Works Foreman: **250-314-1570**

Is there recycling in Sun Rivers?

Yes, the clear bag program is available for your curbside pickup alongside with garbage pickup. **No glass please.** A full list of items accepted for recycling is available online at: mysunrivers.com/wp-content/uploads/2019/07/Sun-Rivers-Recycling-2017.pdf.

Are garage sales permitted in Sun Rivers?

Yes, being mindful of the signage and parking guidelines. A community-wide garage sale is organized every year on the first Saturday in June where signage and advertising for the community is provided through the CSROA.

What happens at build out?

The Community Property is assigned from the developer to the Community Association and the Community Association Board of Directors will continue to manage the common affairs and common assets for the benefit of the owners.

If I want to change the exterior of my home or landscape plan, what do I do?

Check whether approval is required first. If it is required; visit mysunrivers.com/forms, fill out the Homesite Alteration Request and then email it back to karri@teamproperties.ca

Parking and Public Transit

Where is parking for my guests?

Parking areas are common property and available for the benefit and use of resident's guests. To ensure fairness and avoid parking spaces being monopolized

by a few households, visitor parking for your guest is available for **up to 48 hours** in various locations throughout the community.

If your visitor requires parking for more than 48 hours, extensions are available so long as you contact the Association to get a temporary parking pass. Email us at karri@teamproperties.ca providing the vehicle description, licence number and date until which your guests will be visiting. Guests are asked to observe the parking rules while visiting.

Is RV parking allowed?

Recreational vehicles and trailers, including boats are permitted to be parked on the home-site during the season of use, defined as April 1 to October 31. Temporary parking of these units or oversized vehicles and trailers in on-street visitor parking areas for up to 48 hours is permitted for loading and unloading purposes only (no occupation). Additional parking beyond 48 hours requires notice by emailing karri@teamproperties.ca.

For RV parking rules within townhouse and adult neighbourhoods, please contact your property manager.

Where can I find information on the Parking Guidelines?

Please refer to the Community Guidelines paragraph 6.2 for detailed parking information. The Guidelines are either attached as a schedule to your Sublease or are registered as a Restrictive Covenant against the Head Lease for your neighbourhood. See also the Community Rules available at mysunrivers.com/rules. Check with your neighbourhood property manager if you don't have a current copy of your neighbourhood rules.

Is there public transit available in Sun Rivers?

Yes, BC Transit offers public transport services via Bus Route 18 Mt. Paul. The CSROA has installed a bus shelter at the pickup stop located near the intersection of Sun Rivers Drive and Talasa Way. A map of the bus route is attached at the end of this Welcome Package, and scheduled stop times can be found online at bctransit.com/kamloops/schedules-and-maps/route-overview?route=18.

Pets

Do I need a licence for my dog?

Yes. Licenses can be obtained through the Tk'emlups te Secwépemc Bylaw Office 250-314-1570. If your animal is also using City of Kamloops parks you will also require a City dog license.

Do I have to pick up my pet's waste?

Yes, for your convenience dog bags and garbage bins are provided by the CSROA for easy mess disposal.

Does my dog need to be leashed?

Yes.

Are dogs allowed on the golf course?

With limitations, and always on a leash. See "Golf Course Etiquette" below.

Where can I take my dog for a walk?

A map of walking trails is available at mysunrivers.com/community-maps.

How many pets can our home have?

2 dogs, or 2 cats, or one of each.

Who do I contact about pet concerns?

Tk'emlups te Secwépemc Bylaw Office: 250-314-1570.

Community Garden and Yard Waste**Is there a community Garden?**

Yes, located on East Shuswap Road. Garden plots are available for a seasonal fee and a deposit. Email karri@teamproperties.ca for details.

Belmonte community garden plots are also available to the residents of Belmonte. Please contact Kinetic Property Management for details.

Is there a place to dispose of yard waste?

Your yard waste can be recycled at any recycling station in the City of Kamloops.

Are there watering restrictions at Sun Rivers?

Yes. Watering restrictions within Sun Rivers are posted at mysunrivers.com/rules.

Active Living**Are there walking trails in Sun Rivers?**

Yes. A walking trail map is available at mysunrivers.com/community-maps, at the end of this Welcome Package, and at the Coldwell Banker office for your convenience.

Can I hike up the mountains above Sun Rivers?

No. The lands above Sun Rivers and to the East past the fence are private property of TteS and trespass is not permitted.

Construction Zone Etiquette

As Sun Rivers continues to develop, certain roads, trails and paths may become temporarily closed. These closures are to ensure the safety of the public. Please do not trespass into construction zones or dirt roads which have been fenced. Stay informed about changes in accessibility to certain paths, trails and roadways by signing up for our [community newsletter](#) by submitting the information at the bottom of the pages on our website, mysunrivers.com.

Wildlife

Big Horn Sheep

The South Thompson River California bighorn sheep herd has expanded rapidly from a founder population of a few animals that crossed the North Thompson River from Kamloops Lake in the late 1970s. The founder group, comprised of 2 ewes and 2 yearling rams, apparently made their way from Wheeler Mountain north of Kamloops Lake and crossed the North Thompson River into the Heffley Creek area in early May 1978.

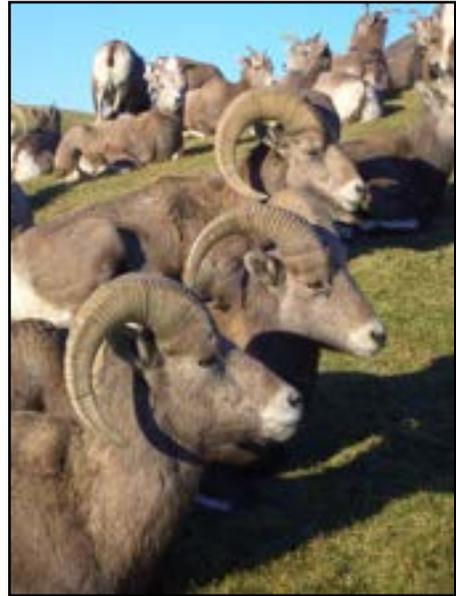
By mid-June, the two females had settled on Mt. Paul. Later that year, a wild bighorn ram, thought to have wandered from the Chase Rocky Mountain bighorn herd 36 kilometers to the east, was captured while trying to breed a captive ewe held at the Kamloops Wildlife Park.

This 5-year-old ram was immediately released onto the Kamloops Indian Reserve, where he was apparently successful in breeding the two resident ewes in the autumn of 1978, as each was accompanied by a lamb the following year.

Since 1990, the population has increased dramatically. Currently, an estimated 250 individuals form three separate identified bands in the Mt. Paul, Harper Ranch and Lion's Head areas. Lamb recruitment has consistently been high, averaging 47 lambs per 100 ewes in the 15-year period between 1987 and 2001 (Lemke et al., unpublished data).

The herd's range encompasses approximately 7,600 ha bordering the north side of the South Thompson River, north and east of Kamloops, including Mt. Paul, Mt. Peter and the south-facing slopes and bluffs eastward to Swain Creek and Lion's Head.

Following the initial transplant of 6 animals from the Junction herd in 1985, no further augmentation of the South Thompson herd has occurred. Indeed, excellent lamb survival and recruitment rates, vigorous health, no recreational harvest and apparently low predation rates have resulted in a rapidly expanding herd which is monitored and managed by a local committee comprised of the provincial government, First Nations and interest groups.



Coyotes

Coyotes live in the hills and sagebrush surrounding Sun Rivers. They are famous for their wide repertoire of sounds, from yips and barks to howls and huffs. You may frequently hear them singing in chorus with the city sirens, echoing their songs across the greens.

They are known to frequently wander through the neighbourhoods, and can be **predatory** toward dogs, cats and small children, so please be careful when letting your kids & pets outside!

Dogs should always be leashed and accompanied by an adult on walks. Coyotes are notorious for hunting in packs. One predator will usually appear alone and attempt to provoke a pet to chase after it; the coyote will then draw the unsuspecting pet into a larger pack of hunters waiting out of sight.

Please give them space and do not approach. Restrain any pet with a leash and do not allow your dog to chase after them.

If you have concerns about any coyote sightings, you can contact the TteS Natural Resources Department at 250-851-1637.

Red Foxes

Red foxes are smaller and gentler than coyotes. While they do hunt small rodents such as mice, voles, rabbits and birds, they also eat berries, bugs and plants. They are **not predatory** towards dogs or cats and do not pose a threat to humans, but please respect their space.

If you catch a sight of these beautiful creatures, consider yourself lucky, especially in the spring when they have a litter of pups in tow.



Rodents & Birds

Sun Rivers is home to a thriving ecosystem with a diverse population of animals. In addition to big horn sheep, coyotes and foxes, there are marmots, squirrels, chipmunks, mice and voles.

Marmots are omnivores that inhabit the rocky hills above the Club House.

Voles have become prevalent in our region and are responsible for the runways, holes and mounds observed in some of the open fields in our community.

If you are experiencing problems with voles, please contact your Neighbourhood Association who can coordinate with the TtS Natural Resources Department if necessary.

The birds you may often see scurrying through the neighbourhoods or hear chuckling from your rooftop are known as **Chukar Partridges**. They are a game bird that inhabits high desert plains such as ours.

There are many more birds that frequently fly in our community including sparrows, magpies, owls, woodpeckers, and many more.

If you are a photographer, we encourage you to share your images with us by emailing them to karri@teamproperties.ca. We would love to feature them on our website and social media pages to showcase our beautiful and diverse natural habitat that we are so lucky to call home!



Maps

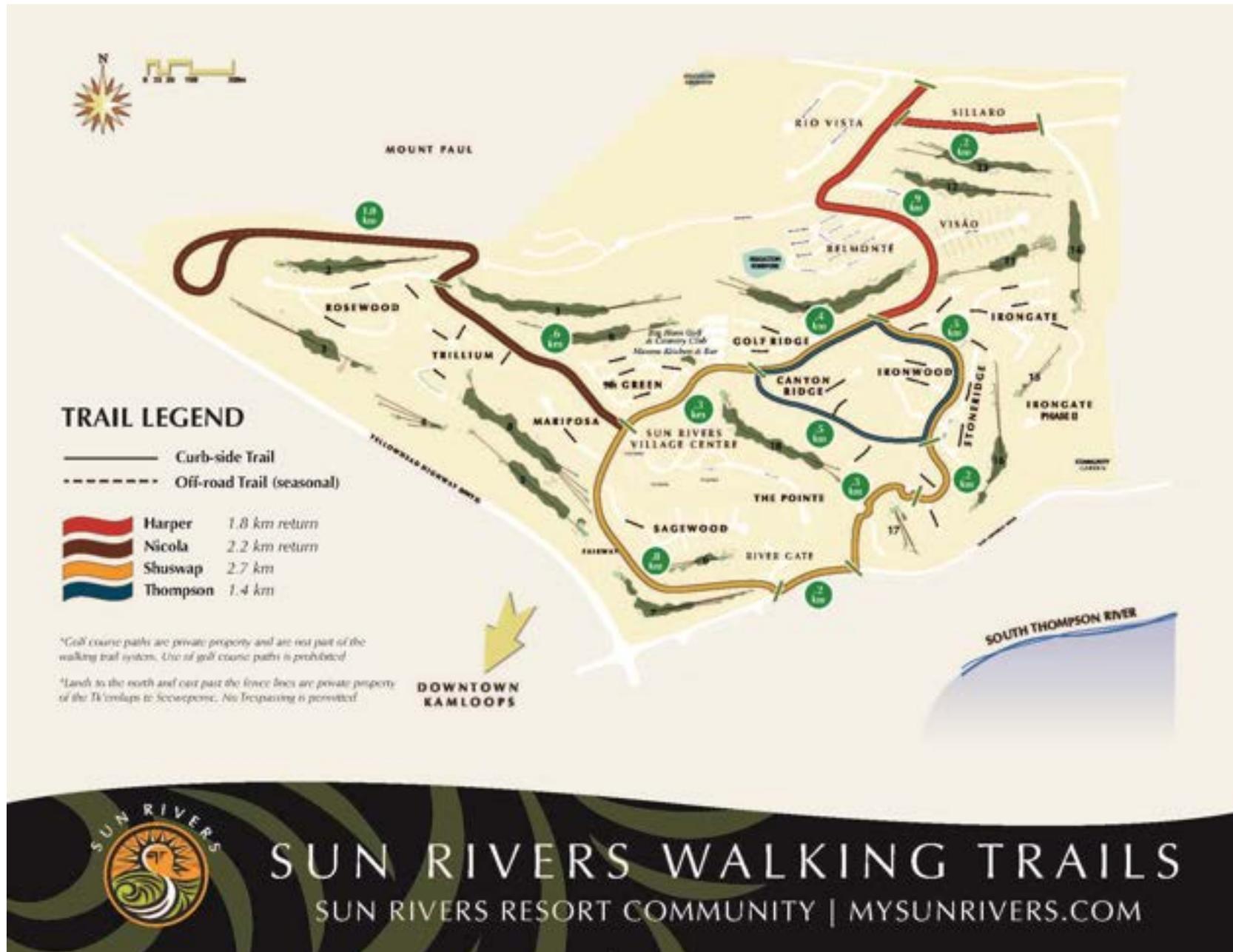
Neighbourhoods



Golf Course Map



Walking and Hiking Trails



Bus Route

18 Mt. Paul

