

## EXHIBIT LIST

File Number	Appellant
CSAC 2023-001	QR Shops / Camgill Development Corporation
Legal Description	Civic Address
Lot 3, Block 1, Plan 1922052	601 Quarry Ridge Drive

Exhibit #	Description	Filing Date
	Subject Area Map	2023-08-08
1	Notice of Appeal	2023-07-13
2	Community Standards Remedial Order File No. PD2023-000236	2023-07-13
3	Municipality Evidence Disclosure	2023-08-30

JUL 13 2023

In accordance with Regional Municipality of Wood Buffalo Community Standards Appeal Committee Bylaw 19/001, an appeal to the Community Standards Appeal Committee must be filed on the prescribed form.

Community Standards  
Appeal Committee

CSAC 2023-601

Section 1 - Appellant Information				
NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.				
Appellant Name (If the Appellant is a company, enter the complete legal name of the company)				
QR Shops Ltd.				
Agent <sup>1</sup> Name (if applicable)			Contact Name (if different) and position held	
Camgill Development Corporation				
Mailing Address		City/Town	Province	Postal Code
201, 9894 42 Avenue		Edmonton	AB	T6E 5V5
Telephone Number (Daytime)		Alternate Telephone Number	Email Address	
780-430-0529			susan.crush@camgill.com	
Section 2 – Appeal (Check One Box Only in Part A) for multiple appeals you must submit another Notice of Appeal				
PART A				
<input checked="" type="checkbox"/> Order pursuant to section 545 and 546 of the <i>Municipal Government Act</i>		Declaration pursuant to Responsible Pet Ownership Bylaw No. 19/025		
Hen Licensing Decision		Animal Licensing Decision		
PART B				
<input checked="" type="checkbox"/> I/We are the recipient of an order issued pursuant to s.545 of the <i>Municipal Government Act</i> .				
<input checked="" type="checkbox"/> I/We are the Land Owner of the subject property (order issued pursuant to s.546 of the <i>Municipal Government Act</i> )				
I/We are the owner of an animal declared vicious				
I/We are the owner of an animal whose animal licence has been refused/revoked				
I/We are the Applicant or License Holder of a Hen License				
I/We are the Adjoining Neighbour to which a Hen License Decision has been issued				
Section 3 – Municipal Address of the property to which the Appeal relates or in the matter of an Appeal pursuant to Responsible Pet Owner Bylaw, the address at which the owner of the animal declared vicious resides.				
Legal Land Description: (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)				
Lot	Block	Plan	ATS	
3	1	1922052		
Civic Address				
Section 4 – Reasons for Appeal				
Section 24 (d) of the Community Standards Appeal Committee Bylaw 19/001 requires that the Notice of Appeal must contain reasons for the application. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any supporting documentation for clarification.				
I/We hereby appeal the decision of the Designated Officer for the following reason(s): The area is adjacent to natural habitat and largely appears to be an extension of the natural areas. Graffiti was removed as of July 7, 2023.				
(Attach a separate page if required)				

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

July 11, 2023

Date

FOIP section 17(1)

Signature of Appellant/Agent

If an Agent is representing the appellant, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Community Standards Appeal Committee, Telephone: 780-743-7001 Email: csac@mmwb.ca

**Protection of Privacy**

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Community Standards Appeal Committee. If you have any questions about the collection and use of the personal information contact the Legislative Officer –CSAC, 7<sup>th</sup> Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4; or call 780.788.2222

<sup>1</sup> Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Community Standards Appeal Committee Board.

Date of Service: 2023-06-26

File No: PD2023-000236

**COMMUNITY STANDARDS REMEDIAL ORDER**Issued pursuant to section 545 of the *Municipal Government Act*, RSA 2000 c M-26**TO: QR SHOPS LTD.**  
**201, 9894-42 Avenue NW**  
**Alberta T6E 5V5****SERVICE: Registered Mail****RE: Municipal Address: 601 Quarry Ridge Drive, Fort McMurray, AB, T9H 4V9**  
**Legal Description: Plan: 1922052 Block: 1 Lot: 3**

YOU ARE HEREBY NOTIFIED, that you are in violation of section 7, 20, 27 and 29(a)(d)(e) of the *Community Standards Bylaw*, Bylaw No 21/010, for

7. A Person shall not leave, deposit, throw or otherwise discard any Litter in a Public Place, including a Charity Collection Site, except in a receptacle designated and intended for such use.

Graffiti

20. A Person shall not cause or permit Graffiti to be placed on any Public Place or on any Property or Building without the written consent of the Person that Owns that Property or Building.

27. A Person shall not cause or permit a nuisance to exist on Property they Own or Occupy and if any Person who Owns or Occupies a Property fails to comply with any part or parts of this section, the Municipality may fix, remove, remediate, mitigate, clear or clean up the nuisance and the costs incurred by the Municipality shall be paid on demand and if unpaid, may be added to the tax roll of the Property.

29. For the purpose of greater certainty, a nuisance means a property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to:

- (a) excessive accumulation of material including but not limited to building materials, appliances, household goods, dilapidated furniture, scrap metals, scrap lumber, boxes, tires, vehicle parts, whether of any apparent value or not;
- (d) grass higher than 15 centimeters;
- (e) excessive, noxious, and prohibited noxious weeds



Pursuant to section 545 of the *Municipal Government Act*, you are now ordered to remedy this violation by:

- (1) Cut the grass.
- (2) Remove the graffiti.
- (3) Remove all garbage from the property.

If you fail to comply with this Order within 14 business days after the Date of Service, then the Regional Municipality of Wood Buffalo will be empowered to take whatever actions are necessary to remedy the violation. The cost of these actions can be made into an amount owing by you to the RMWB. Further, these costs can be applied to the tax roll of the property described in the subject line of this Order.

You may appeal this Remedial Order by submitting an application to the Community Standards Appeal Committee. Such an application must be made within 14 days of the Date of Service, and must be done as set out on the RMWB website (<https://www.rmwb.ca/en/mayor-council-and-administration/community-standards-appeal-committee.aspx#Filing-an-Appeal>).

Sincerely,

**Regional Municipality of Wood Buffalo**

PER:

FOIP section 17(1)



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

**Officer, Elisabeth GOYETTE**

Bylaw Enforcement Officer, Bylaw Services  
Community and Protective Services

T: 780 -743-7000

C: 780-742-1377

[Elisabeth.goyette@rmwb.ca](mailto:Elisabeth.goyette@rmwb.ca)

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*«I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.»*



Appeal	Appeal of Order pursuant to s 545 of the MGA
Notice of Appeal No.	CSAC 2023-001
Appellant	QR Shops Ltd.
Appellant Address	201, 9894 42 Avenue, Edmonton, AB
Respondent	Regional Municipality of Wood Buffalo
Respondent Address	9909 Franklin Avenue, 7 <sup>th</sup> Floor
Notice of Appeal Date	September 7, 2023
Document	Submissions of the Bylaw Program Supervisor, Bylaw Services, Regional Municipality of Wood Buffalo

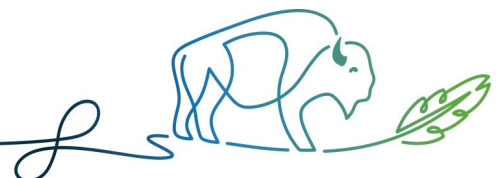
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## Introduction

1. QR Shops Ltd. (the “Appellant”) is appealing the Regional Municipality of Wood Buffalo’s (the “RMWB”) Bylaw Enforcement Officer’s (the “Respondent”) decision to issue a Community Standards Remedial Order.
2. The Appellant is the registered owner of the property located at:  
Municipal address: 601 Quarry Ridge Drive, Fort McMurray, AB  
Legal address: Plan 1922052 Block: 1 Lot: 3
3. The Appellant, represented by its agent, Camgill Development Corporation.
4. The *Community Standards Bylaw, No. 21/010* grants the authority to a Peace Officer to issue an Order requiring a Property Owner to take remedial actions to bring their property into compliance.
5. A Community Standards Remedial Order (**Attachment 1**) was issued to the Appellant on June 26, 2023 notifying them of violations of the Community Standards bylaw and requiring them to undertake the following remedial actions within 14 days:  
“(1) Cut the grass.  
(2) Remove the graffities.  
(3) Remove all garbage from the property”
6. The Appellant filed their appeal on July 11, 2023.

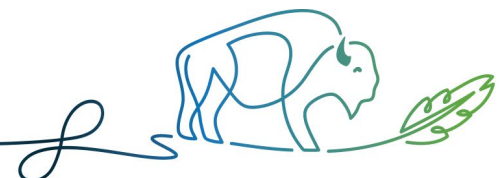
## Timeline

7. June 16, 2023
  - a. The RMWB received a complaint through dispatch regarding illegal dumping on Quarry Ridge.
8. June 19, 2023





- a. The RMWB attempted to contact the owner of 601 Quarry Ridge Road by phone but was not able to speak with anyone.
  - b. The RMWB conducted a site visit at the Appellant's property. Graffiti on the clubhouse, tall grass and weeds surrounding the clubhouse, and garbage left at the side of the road, including an old mattress, were documented. The clubhouse appeared to be abandoned.
9. June 20, 2023
- a. The RMWB attempted to contact the owner of 601 Quarry Ridge Road by phone but was not able to speak with anyone.
  - b. Appellant later contacted Bylaw Enforcement. The Appellant stated that they used the clubhouse for storage but did not discuss the state of the property.
10. June 26, 2023
- a. The RMWB determined that the property is a "Gateway District" (**Attachment 2**).
- Section 210.1 of the *Land Use Bylaw* describes a "Gateway District" as:
- "The purpose of this district is to provide for predominantly vehicle oriented commercial development along high volume, high visibility corridors. Developments approved under this district will be of a high standard in terms of architectural design, use of materials, use of signage and public art, landscaping and the relationship between buildings, structures and open spaces."
- The Bylaw Enforcement drafted the Remedial Order and sent it to the Appellant via registered mail.
11. July 13, 2023
- a. The Appellant filed their appeal.
12. July 18, 2023
- a. The RMWB conducted a site visit to follow up on the Remedial Order. The Appellant had removed the graffiti. However, the garbage was still on the property and the grass and weeds had not been cut.
13. July 25, 2023
- a. The RMWB conducted a site visit to follow up on the Remedial Order. However, the garbage was still on the property and the grass and weeds had not been cut.
14. August 30, 2023
- a. The RMWB conducted a site visit to follow up on the Remedial Order. However, the garbage was still on the property and the grass and weeds had not been cut.







## Preliminary Issues

### *Jurisdiction to Hear and Appellant's Right to Appeal*

15. The Community Standards Appeal Committee has the jurisdiction to hear the Appeal pursuant to s 55 of the *Community Standards Bylaw*:

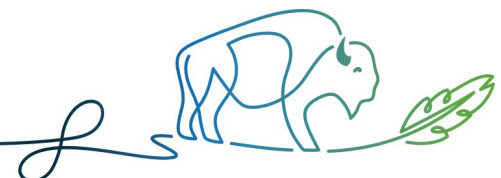
A Person who receives a written order under this bylaw may by written notice request the Community Standards Appeal Committee pursuant to the *Community Standards Appeal Committee Bylaw*, Bylaw No. 19/017 to review the order within fourteen (14) days after the date the order is received.

### *Grounds of Appeal*

16. Section 25(c) of the *Community Standards Appeal Committee Bylaw 19/001* requires the Appellant to provide reasons for making an Application which includes a Notice of Appeal.
17. The filed Notice of Appeal (**Attachment 3**) submitted by the Appellant, signed July 11, 2023, outlines their reasons for the Appeal.

## Merits of the Appeal

18. The Appellant has stated that “the area is adjacent to natural habitat and largely appears to be an extension of the natural areas.”
19. It is the position of the Regional Municipality of Wood Buffalo that the area in question is not a “natural area”. It is a building that was formerly a golf course clubhouse, the parking lot of that building, as well as the landscaped lands that surround it.
20. The *Community Standards Bylaw* is clear in that it prohibits a person from allowing a nuisance to exist on their property.
21. A nuisance is “a Property that shows signs of a serious disregard for general maintenance and upkeep whether or not it is detrimental to the surrounding area.”
22. A property in a Gateway District is expected to adhere to a higher standard of maintenance and upkeep than other districts.
23. Some of the nuisances reported by the Bylaw Enforcement Officer on the Appellant's property include:
- a. Garbage, including an old mattress, in the weeds to the side of the road. (**Attachment 4A**)
  - b. Weeds growing up through the cracks in the asphalt paving surrounding the clubhouse. (**Attachment 4B**)
  - c. Weeds growing around the edge of the foundation of the clubhouse. (**Attachment 4B**)





- d. Weeds growing up through the cracks in the decking on the southwest corner of the clubhouse. (**Attachment 4C**)
  - e. Weeds growing around the bottom of the lattice fencing on the northeast corner of the clubhouse. (**Attachment 4D**)
  - f. Overgrown shrubs near the deck on the southeast corner of the clubhouse. (**Attachment 4E**)
  - g. Deck railing on the southeast corner of the building has collapsed and is lying on the shrubs. (**Attachment 4E**)
  - h. Weeds growing up around the sign at the edge of the asphalt paving that faces Highway 63. (**Attachment 4F**)
24. The Regional Municipality of Wood Buffalo submits that if any of the above instances are found to have met the meaning of nuisance in s 29 of the *Community Standards Bylaw*, then the Appellant is in contravention of the Bylaw.
25. The Regional Municipality takes the position that preventing unsightly property is consistent with the stated purposes of a Municipality at subsections 3(a. 1) and (c), and 7(a) and (c) of the *Municipal Government Act* and recognizes the Municipality's need to regulate development and standards within its jurisdiction.

#### Decision Making Authority

26. Where the Community Standards Appeal Committee finds that the Appellant permitted a nuisance to exist on their property in contravention of the *Community Standards Bylaw*, the position of the Regional Municipality of Wood Buffalo is that the Remedial Order should be upheld, and the Appeal by the Appellant should be denied.

Sincerely,

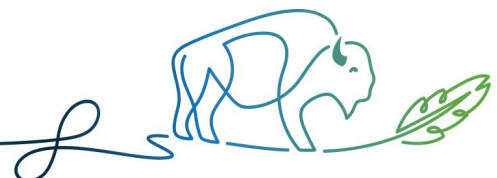
REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

FOIP section 17(1)

Patrick White  
Municipal Legal Counsel  
Legal Services Department  
[patrick.white@rmwb.ca](mailto:patrick.white@rmwb.ca)

cc: Aaron Anderson, Supervisor, Bylaw Services (via email: [aaron.anderson@rmwb.ca](mailto:aaron.anderson@rmwb.ca))







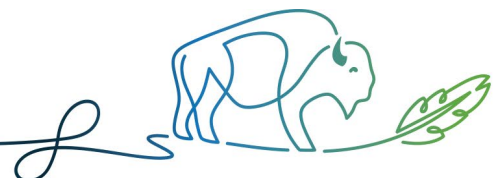
**Schedule of Attachments:**

Attachment 1 – Community Standards Remedial Order

Attachment 2 – Location of Property

Attachment 3 – Notice of Appeal

Attachment 4 – Photos of the Property



Date of Service: 2023-06-26

File No: PD2023-000236

**COMMUNITY STANDARDS REMEDIAL ORDER**Issued pursuant to section 545 of the *Municipal Government Act*, RSA 2000 c M-26

**TO: QR SHOPS LTD.**  
**201, 9894-42 Avenue NW**  
**Alberta T6E 5V5**

**SERVICE: Registered Mail**

**RE: Municipal Address: 601 Quarry Ridge Drive, Fort McMurray, AB, T9H 4V9**  
**Legal Description: Plan: 1922052 Block: 1 Lot: 3**

---

YOU ARE HEREBY NOTIFIED, that you are in violation of section 7, 20, 27 and 29(a)(d)(e) of the *Community Standards Bylaw*, Bylaw No 21/010, for

7. A Person shall not leave, deposit, throw or otherwise discard any Litter in a Public Place, including a Charity Collection Site, except in a receptacle designated and intended for such use.

Graffiti

20. A Person shall not cause or permit Graffiti to be placed on any Public Place or on any Property or Building without the written consent of the Person that Owns that Property or Building.

27. A Person shall not cause or permit a nuisance to exist on Property they Own or Occupy and if any Person who Owns or Occupies a Property fails to comply with any part or parts of this section, the Municipality may fix, remove, remediate, mitigate, clear or clean up the nuisance and the costs incurred by the Municipality shall be paid on demand and if unpaid, may be added to the tax roll of the Property.

29. For the purpose of greater certainty, a nuisance means a property that shows signs of a serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area, examples of which include but are not limited to:

- (a) excessive accumulation of material including but not limited to building materials, appliances, household goods, dilapidated furniture, scrap metals, scrap lumber, boxes, tires, vehicle parts, whether of any apparent value or not;
- (d) grass higher than 15 centimeters;
- (e) excessive, noxious, and prohibited noxious weeds



Pursuant to section 545 of the *Municipal Government Act*, you are now ordered to remedy this violation by:

- (1) Cut the grass.
- (2) Remove the graffities.
- (3) Remove all garbage from the property.

If you fail to comply with this Order within 14 business days after the Date of Service, then the Regional Municipality of Wood Buffalo will be empowered to take whatever actions are necessary to remedy the violation. The cost of these actions can be made into an amount owing by you to the RMWB. Further, these costs can be applied to the tax roll of the property described in the subject line of this Order.

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Sincerely,

**Regional Municipality of Wood Buffalo**

PER:

FOIP section 17(1)



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

**Officer, Elisabeth GOYETTE**

Bylaw Enforcement Officer, Bylaw Services  
Community and Protective Services

T: 780 -743-7000

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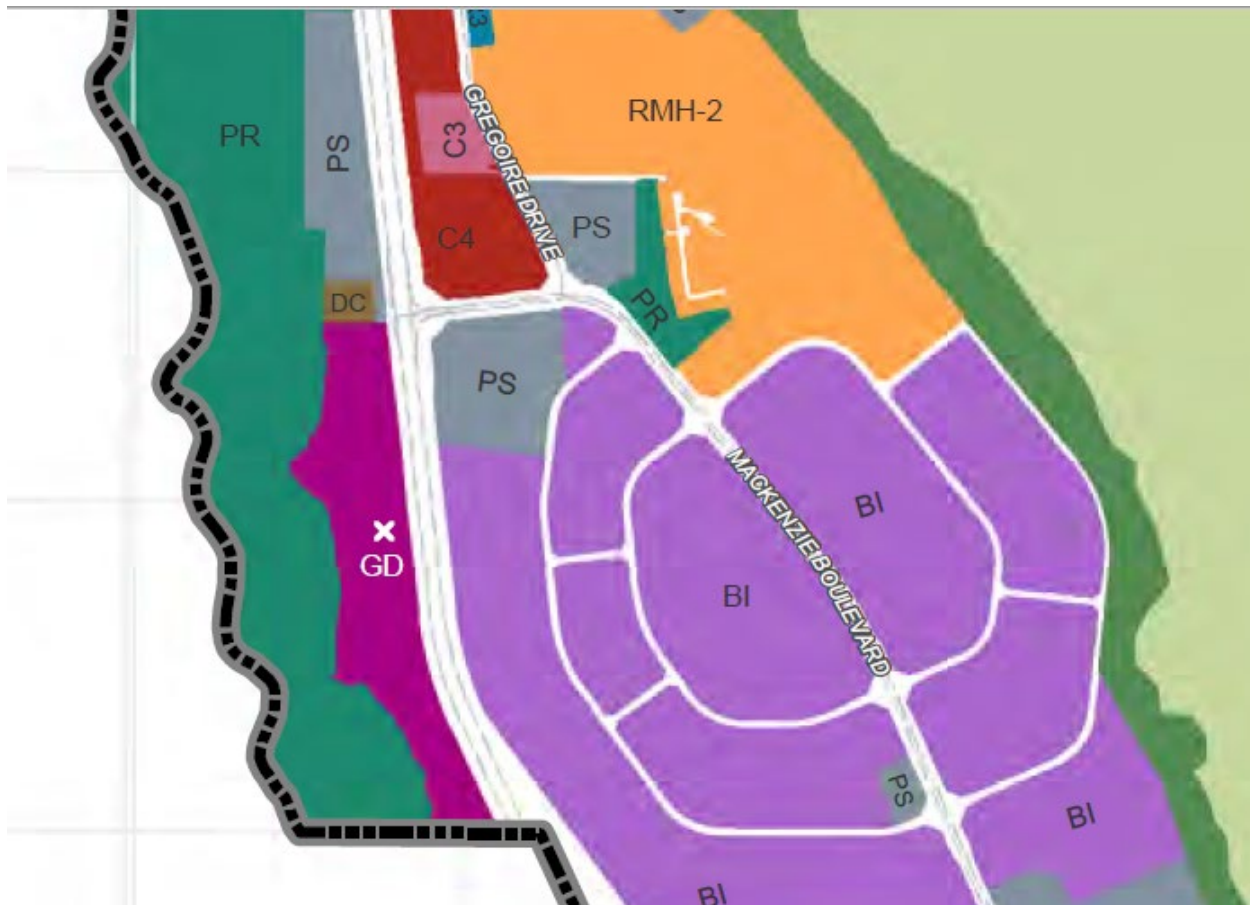
[Elisabeth.goyette@rmwb.ca](mailto:Elisabeth.goyette@rmwb.ca)

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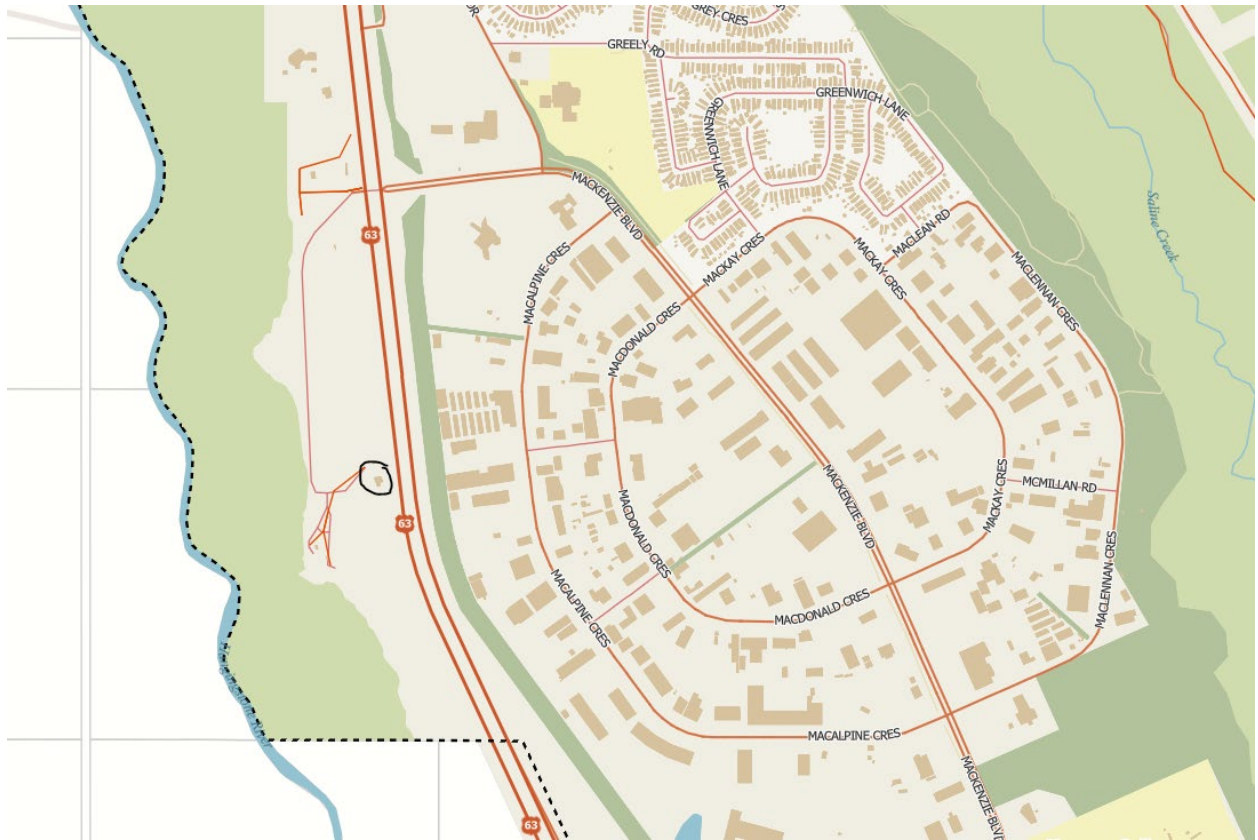
## Attachment 2 – Location of Property

### Land Use Bylaw Map (cropped to show Quarry Ridge Road)



LAND USE DISTRICTS			
<b>RESIDENTIAL</b> CR Country Residential MFD Multi Family District ND Neighbourhood District R1 Single Detached Residential R1E Single Family Estate Residential R1M Mixed Form Single Detached Residential R1P Planned Unit Residential R1S Single Family Small Lot Residential R2 Low Density Residential R2-1 Modified Medium Density Residential RMH Manufactured Home Residential RMH-1 Modified Manufactured Home RMH-2 Small Zero Lot Line Manufactured Home	<b>COMMERCIAL</b> C1 Community Commercial C2 Mixed/Transitional Commercial C3 Shopping Centre Commercial C3A Timberlea Shopping Centre Commercial C4 Highway Commercial GD Gateway District <b>DIRECT CONTROL</b> DC Direct Control DC-MI Direct Control MacDonald Island DC-R3 Direct Control Medium Density Residential DC-R4 Direct Control High Density Residential DC-RMH Direct Control Manufactured Home DC-UER Direct Control Urban Estate Residential	<b>MIXED USE</b> CD Civic District LBL-R4 Longboat Landing District MD Main Street District MDD Mixed Development District R3 Medium Density Residential R5 High Density Residential R5-MU Apartment and Commercial Mixed Use District TCD Town Centre District WD Waterfront District <b>OPEN SPACE - PARKS &amp; RECREATION</b> EP Environmental Preservation PR Parks and Recreation PR-CC UE Urban Expansion	<b>AIRPORT</b> A Airport <b>INDUSTRIAL</b> BI Business Industrial <b>INSTITUTIONAL</b> PS Public Service <b>RURAL</b> RD Rural Development <b>BYLAW 17/006</b> Wildfire Recovery Overlay <b>CITY CENTRE LUB</b> CITY CENTRE LUB

### Street Map of Area





JUL 13 2023

Community Standards  
Appeal Committee

CSAC 2023-601

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NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.			
Appellant Name (If the Appellant is a company, enter the complete legal name of the company) <b>QR Shops Ltd.</b>			
Agent's Name (if applicable) <b>Camgill Development Corporation</b>		Contact Name (if different) and position held	
Mailing Address <b>201, 9894 42 Avenue</b>		City/Town <b>Edmonton</b>	Province <b>AB</b>
		Postal Code <b>T6E 5V5</b>	
Telephone Number (Daytime) <b>780-430-0529</b>	Alternate Telephone Number	Email Address <b>susan.crush@camgill.com</b>	
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I/We are the owner of an animal declared vicious			
I/We are the owner of an animal whose animal licence has been refused/revoked			
I/We are the Applicant or License Holder of a Hen License			
I/We are the Adjoining Neighbour to which a Hen License Decision has been issued			
Section 3 – Municipal Address of the property to which the Appeal relates or in the matter of an Appeal pursuant to Responsible Pet Owner Bylaw, the address at which the owner of the animal declared vicious resides.			
Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)			
Lot <b>3</b>	Block <b>1</b>	Plan <b>1922052</b>	ATS
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(Attach a separate page if required)			

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FOIP section 17(1)

July 11, 2023

Date

Signature of Appellant/Agent

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Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

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Clerk of the Community Standards Appeal Committee, Telephone: 780-743-7001 Email: csac@mmwb.ca

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<sup>1</sup> Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Community Standards Appeal Committee Board.



**Attachment 4 – Photos of the Property**

**A June 19**

Garbage, including an old mattress, in the weeds to the side of the road.



**B June 19**

Weeds growing around the edge of the foundation of the clubhouse.

Weeds growing up through the cracks in the asphalt paving surrounding the clubhouse.



**C June 19**

Weeds growing up through the cracks in the decking on the southwest corner of the clubhouse.



**D June 19**

Weeds growing around the bottom of the lattice fencing on the northeast corner of the clubhouse.





**E June 19**

Overgrown shrubs near the deck on the southeast corner of the clubhouse.

Deck railing on the southeast corner of the building has collapsed and is lying on the shrubs



**F June 19**

Weeds growing up around the sign at the edge of the asphalt paving that faces Highway 63





**G August 30**

Garbage pile still on property



**H August 30**

Weeds growing up around foundation





**I August 30**

Weeds growing up through deck, numerous shingles fallen from roof.



**J August 30**

Weeds growing up through asphalt

