

5. RM Responsibilities

The RM agrees to the following provisions:

- 5.1 To inspect any completed Improvements within fourteen (14) days of a request to do so from the Developer and where there are no defects or deficiencies apparent at that time, the RM shall issue a letter to the Developer within seven (7) days of the next regular council meeting either:
 - a) certifying that the inspected Improvements have been completed to the satisfaction of the RM; or
 - b) advising of any defects or deficiencies that require correction or remedial action.
- 5.2 To allow the Developer to enter onto any land owned or administered by the RM within the bounds of the "Land" or "Plan" so that the Developer may undertake and complete any Improvements or maintenance as needed.
- 5.3 To refund the developer for 50% of the cost of the roadway referenced in Section 4.5 in the event that within 10 years the roadway is used by another developer as access to future developments. The cost shall be determined by the lowest of three quoted prices received by the developer prior to May 30th 2009 and becomes payable within 60 days from the date a development agreement is entered with a future developer.
- 5.4 To establish an account for the purpose of collection and distribution of association fees via a tax levy surcharge as established in consultation with the association referenced in Section 4.19 for the purpose of operation and maintenance of recreational facilities within the municipal reserve.
- 5.6 **To grant exemption of property taxes as follows:**
 - a) to December 31, 2015 for any unsold subdivided residential lot
 - b) to December 31, 2015 on all property improvements for all sold lots

It is understood and agreed that this tax exemption is subject to approval of the respective school division and in the event the approval of the school division is not received the tax exemption would only be applicable to the municipal portion of property tax.
- 5.7 The RM will make available sufficient refuse storage bins for household refuse and shall provide regular pick-up and disposal upon first completed accommodation. The location of refuse storage bin shall be specified on the improvement plan and shown on property sales maps.